

Wiltshire and Swindon Waste Site Allocations Development Plan Document

Summary of waste site appraisal matrices

September 2010

Wiltshire and Swindon Waste Site Allocations DPD
**Summary of Waste Site Appraisal
Matrices**

September 2010

Contents

	Page
1. Introduction	1
2. Site appraisal matrices: summary of methodology	2
3. Summary of effects comparison tables	4
Household Recycling Centre	4
Materials Recovery Facility/Waste Transfer Station	6
Local Recycling Facility	11
Inert Waste Recycling and Transfer	16
Outdoor Composting Facility	18
Waste Treatment Facility	19
Landfill	21
Waste Water Treatment Works	22
4. Findings and conclusions	23
Appendix A Objectives and thresholds for sustainability assessment (STA) key (summary of effects)	27
Appendix B Individual site appraisal matrices	37
<u>North Wiltshire sites</u>	
Parkgate Farm, Purton	38
Purton Brickworks Employment Allocation, Purton	50
Hills Resource Recovery Centre, Compton Bassett	62
Land East of HRC / WTS, Stanton St Quintin	73
Land West of HRC / WTS, Stanton St Quintin	85
Land North East of J17 of the M4, Stanton St Quintin	97
Park Grounds Farm, Wootton Bassett	109
Studley Grange Waste Management Facility, Wootton Bassett	120
Barnground, South Cerney	132
Whitehills Industrial Estate, Wootton Bassett	144
Bumpers Farm Industrial Estate, Chippenham	155
Thingley Junction, Chippenham	167
Leafield Industrial Estate, Corsham	179
Porte Marsh Industrial Estate, Calne	191
<u>South Wiltshire sites</u>	
Solstice Business Park, Amesbury	203
CB Skip Hire, St Thomas Farm, Salisbury	215

Harnham Business Park, Salisbury	227
Maidments Skip Hire, Swallowcliffe	239
Sarum Business Centre, Salisbury	250
Thorney Down WTS, Winterslow	263
Salisbury Road Industrial Estate, Downton	275
Brickworth Quarry and Landfill, Whiteparish	288
Employment Allocation, Mere	299
Former Imerys Quarry, Quidhampton	312
<u>East Wiltshire sites</u>	
Castledown Business Park, Ludgershall	324
Garden Estate, Devizes	337
Hopton Industrial Estate, Devizes	349
Nursteed Road Employment Allocation, Devizes	361
Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes	373
Broadway Employment Allocation, Market Lavington	385
Salisbury Road Business Park, Marlborough	397
Salisbury Road Business Park, Pewsey	409
Everleigh Waste Management Facility	422
West Hill Farm, Collingbourne Ducis	434
Pickpit Hill, Tidworth	446
G&S Patios, Seend, Melksham	458
<u>West Wiltshire sites</u>	
Hampton Business Park, Melksham	470
West Wilts Trading Estate, Westbury	482
Northacre Trading Estate, Westbury	495
Lafarge Cement Works, Westbury	508
Bowerhill Industrial Estate, Melksham	521
Canal Road Industrial Estate, Trowbridge	533
West Ashton Employment Allocation, Trowbridge	545
Warminster Business Park, Warminster	557
Chitterne Waste Management Facility, Chitterne	570
<u>Swindon sites</u>	
Chapel Farm, Blunsdon	582
Waterside Park, Swindon	594
Brindley Close / Darby Close, Swindon	606
Land at Kendrick Industrial Estate, Swindon	618
Transfer Bridges Industrial Estate, Swindon	630
Rodbourne Sewage Works, Swindon	642
Land within Dorcan Industrial Estate, Swindon	652

1. Introduction

- 1.1. In August 2009 Wiltshire Council and Swindon Borough Council published a methodology for site selection and site appraisal to be used in the preparation of the forthcoming Wiltshire and Swindon Waste Site Allocations Development Plan Document (hereafter referred to as the Sites DPD). The methodology was designed to identify a range of sites which can be reasonably considered acceptable for waste management development.
- 1.2. The methodology followed an iterative 'sieving' process where areas of land were assessed through desktop based research and site visits. Each site option was appraised against a set of social, economic and environmental objectives, which were then further characterised as either - exclusionary and discretionary objectives within an appraisal matrix to determine their potential to accommodate the following types of future waste management development:
 - Household Recycling Centre (HRC)
 - Materials Recovery Facility/Waste Transfer Station (MRF/WTS)
 - Local Recycling (LR)
 - Inert Waste Recycling and Transfer (IWR/T)
 - Outdoor Composting (C)
 - Waste Treatment Facility (T)¹
 - Landfill (L)
 - Waste Water Treatment (WWT)²
- 1.3. Full details of the entire methodology, including the initial identification of potential sites, can be found on the Wiltshire Council website at:
<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningpolicy/mineralsandwastepolicy/wastesiteallocations.htm>
- 1.4. This paper presents the outcomes of the waste site appraisal matrices.

¹ The adopted Waste Core Strategy is not technology specific. Therefore, there was no need to complicate the site appraisal by listing and assessing specific waste technologies. Waste technologies such as Energy from Waste (EfW), Mechanical Biological Treatment (MBT), Pyrolysis, Gasification, Anaerobic Digestion (AD) and In-vessel Composting were appraised under the term 'Waste Treatment Facility'.

² Only one of the potential waste sites was considered for this waste use.



2. Site appraisal matrices: summary of methodology

- 2.1. The site appraisal matrices record the planning officer appraisal of the suitability of each site for waste management development against a series of specific criteria based objectives³. The purpose of the appraisals is to inform further detailed assessments undertaken by independent environmental consultants.
- 2.2. Site appraisal matrices contain two types of objectives:
 - Exclusionary objectives
 - Discretionary objectives

Exclusionary objectives

- 2.3. Exclusionary objectives act as a sieve to identify absolute constraints (i.e. significant adverse impacts) which would prevent waste development from taking place. The approach works on a simple 'yes/no' basis (see Figure 1) and evidence to support the decision is documented within the matrix.

Figure 1: Exclusionary colour grading

Green 	Site has the potential to be suitable for the facility type. Continue with discretionary appraisal.	Red 	Absolute sustainability constraints associated with this option. Exclude this option from further appraisal.
---	---	---	--

- 2.4. If a site is not restricted by an exclusionary constraint it is carried forward for consideration against a series of discretionary objectives.

Discretionary objectives

- 2.5. Discretionary objectives only reflect the desire to avoid development and do not necessarily preclude the potential for development outright. Instead, they act as an objective consideration that must be balanced against the outcomes of the appraisal of the site and against all other discretionary objectives.
- 2.6. Discretionary objectives rely on professional judgement to assess the likely scale of impacts associated with the consideration of development on a particular area. In addition, they also offer an opportunity to document the decision making process used to evaluate whether waste management development at a particular site is acceptable in principle and whether any more detail is needed to inform the assessment. An 'assessment of effects' judgement identifies the nature of the predicted sustainability effect and assigns a pre-determined colour coded grade.⁴

³ Full details of the methodology can be found on the Wiltshire Council website: <http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningpolicy/mineralsandwastepolicy/wastesiteallocations.htm>

⁴ As recommended by the Councils' appointed sustainability consultants C4S and Enfusion.

2.7. Figure 2 illustrates the STA method by means of a 'blank' STA key. Full STA keys for the waste appraisal objectives are provided in **Appendix A**.

Figure 2: Example of discretionary STA colour grading

Sustainability Objective & Thresholds for Assessment		STA Key
Topic...		
Objective...		
N/A	R	Absolute sustainability constraints; exclude this option
Significant adverse impacts on...	O	Sustainability issues; mitigation considered problematic
Limited adverse impacts on...	Y	Sustainability issues; mitigation considered achievable
No adverse impacts...	B	No sustainability constraints
No adverse impacts and opportunities to...	G	Development will support Sustainable Objectives
N/A		Waste management development removed from further consideration

2.8. The STA key approach ensures that the colour grades assigned to objectives during the site appraisal process are consistent.

2.9. Completed individual site appraisal matrices are provided in **Appendix B**.

3. Summary of effects comparison tables

3.1. The following summary of effects comparison tables summarise the STA colour grade outcomes, by waste development type, for each site appraisal matrix and provide a means to visually compare the appraisal of sites. The STA colour grading technique has been applied to avoid the temptation to add up and calculate a score for individual sites. The use of colour grades should therefore only be used to provide a visual scan of matrices and are simply indicative of the general qualities of an individual site.

Sites with potential to accommodate a Household Recycling Centre (HRC)																																						
Topic & Objectives																																						
Site	Area	Biodiversity & geodiversity							Economic Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment					
		1	2	3	4	5	6	7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2				
Barnground, South Cerney	North	Y	B	B	Y	Y	Y	B	G	Y	O	Y	O	O	O	O	B	B	B	G	G	B	B	Y	Y	G	G	B	B	R								
Bumpers Farm Industrial Estate, Chippenham	North	B	B	B	B	B	Y	B	Y	B	O	G	O	O	O	O	B	B	B	B	G	B	B	Y	B	G	G	B	B	O	Y	O	B	Y				
Thingley Junction, Chippenham	North	B	B	B	Y	Y	Y	B	G	Y	O	O	O	O	O	O	B	B	B	G	G	B	B	Y	Y	G	G	B	B	R								
Leaffield Industrial Estate, Corsham	North	O	Y	B	Y	B	Y	B	G	B	O	G	O	O	O	O	B	Y	B	Y	G	B	B	Y	B	G	G	B	B	O	O	O	Y	Y				
Harnham Business Park, Salisbury	South	Y	B	B	Y	Y	B	B	G	Y	O	G	O	O	O	O	B	Y	B	Y	G	B	B	Y	Y	G	G	B	B	R								
Sarum Business Centre, Salisbury	South	O	B	B	Y	B	Y	B	Y	O	O	Y	O	O	O	O	B	Y	B	Y	G	B	B	Y	Y	G	G	B	B	R								
Salisbury Road Industrial Estate, Downton	South	Y	B	B	Y	Y	B	B	Y	Y	O	G	O	O	O	O	B	B	B	B	G	B	B	Y	B	G	G	B	B	Y	O	O	Y	Y				
Employment Allocation, Mere	South	O	Y	B	Y	Y	B	B	G	Y	O	G	O	O	O	O	B	B	B	B	G	B	B	Y	B	G	G	B	B	Y	O	O	B	Y				

3. Summary of effects comparison tables

Sites with potential to accommodate a Household Recycling Centre (HRC)																																						
Topic & Objectives																																						
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment						
		1	2	3	4	5	6			7	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2						
Former Imerys Quarry, Quidhampton	South	Y	Y	B	Y	B	Y	B	Y	B	O	Y	O	O	O	O	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	G	B	Y	Y	G	B	Y
Castledown Business Park, Ludgershall	East	Y	Y	B	Y	B	B	B	Y	Y	O	Y	O	O	O	O	B	B	B	B	G	B	B	Y	Y	G	Y	B	B	B	O	O	B	Y				
Salisbury Road Business Park, Pewsey	East	Y	B	B	Y	Y	Y	B	G	Y	O	Y	O	O	O	O	B	B	B	B	G	B	O	Y	B	G	G	B	B	R								
Pickpit Hill, Tidworth	East	O	B	B	Y	Y	Y	Y	G	O	O	Y	O	O	Y	O	B	B	B	G	G	B	B	Y	Y	G	Y	B	B	Y	O	O	B	Y				
G&S Patios, Seend, Melksham	East	O	B	B	Y	Y	Y	B	G	B	O	G	O	O	Y	O	B	B	B	G	G	B	G	Y	Y	G	G	B	B	R								
West Wilts Trading Estate, Westbury	West	O	B	B	Y	B	B	B	Y	Y	O	G	O	O	O	O	B	B	B	B	G	B	O	Y	B	G	G	B	B	Y	G	O	Y	Y				
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	O	G	O	O	Y	O	B	Y	B	G	G	B	Y	G	B	G	G	B	B	Y	O	G	B	Y				
Brindley Close / Darby Close, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	Y	G	O	O	O	O	B	B	B	B	G	B	Y	Y	Y	G	G	B	B	R								
Land at Kendrick Industrial Estate, Swindon	Swindon	Y	B	B	Y	Y	B	B	G	B	O	G	O	O	O	O	B	B	B	G	G	B	Y	Y	Y	G	G	B	B	R								
Transfer Bridges Industrial Estate, Swindon	Swindon	B	B	B	Y	B	B	B	Y	B	O	G	O	O	O	O	B	B	B	Y	G	B	B	Y	Y	G	G	B	B	R								
Land within Dorcan Industrial Estate, Swindon	Swindon	B	B	B	B	B	B	B	Y	B	O	G	O	O	O	O	B	B	B	B	G	B	B	Y	Y	G	G	B	B	O	Y	O	B	Y				

3. Summary of effects comparison tables

Sites with potential to accommodate a Materials Recovery Facility/Waste Transfer Station (MRF/WTS)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7			1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3
Parkgate Farm, Purton	North	Y	Y	Y	Y	B	Y	B	G	Y	Y	Y	Y	Y	B	Y	Y	B	B	G	O	B	G	Y	Y	G	G	B	B	O	Y	O	Y	Y
Purton Brickworks Employment Allocation, Purton	North	B	B	B	Y	B	Y	B	Y	Y	Y	G	Y	Y	Y	Y	B	B	B	B	G	B	Y	Y	Y	G	G	B	B	O	G	O	B	B
Land East of HRC / WTS at Stanton St Quintin	North	B	B	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	G	Y	Y	G	G	B	B	Y	G	O	B	Y
Land West of HRC/WTS Stanton St Quintin	North	B	B	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y
Land North East of J17 of the M4, Stanton St Quintin	North	B	B	B	G	Y	G	O	G	B	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y
Studley Grange Waste Management Facility, Wootton Bassett	North	Y	Y	Y	Y	Y	Y	B	G	B	Y	Y	Y	Y	Y	Y	Y	Y	B	Y	Y	B	G	Y	Y	G	G	B	B	Y	G	O	Y	B
Barnground, South Cerney	North	B	B	B	Y	Y	Y	B	G	Y	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	B	O	O	G	G	B	B	O	Y	O	Y	Y
Whitehills Industrial Estate, Wootton Bassett	North	B	B	B	Y	B	Y	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	G	G	B	B	Y	Y	G	G	B	B	Y	Y	O	B	B
Bumpers Farm Industrial Estate, Chippenham	North	B	B	B	B	B	Y	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	O	B	Y
Thingley Junction, Chippenham	North	B	B	B	Y	Y	Y	B	G	B	Y	B	Y	Y	Y	Y	B	B	B	G	G	B	B	O	O	G	G	B	B	O	Y	O	B	Y

3. Summary of effects comparison tables

Sites with potential to accommodate a Materials Recovery Facility/Waste Transfer Station (MRF/WTS)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6		7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1
Leaffield Industrial Estate, Corsham	North	Y	Y	B	Y	B	Y	B	G	B	Y	G	Y	Y	B	Y	B	Y	B	Y	G	B	B	Y	Y	G	G	B	B	O	O	O	Y	Y
Porte Marsh Industrial Estate, Calne	North	B	B	B	Y	B	Y	B	G	Y	Y	G	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	O	B	Y
Solstice Business Park, Amesbury	South	Y	B	B	Y	B	B	B	Y	Y	Y	G	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	B	G	O	B	Y
CB Skip Hire, St Thomas Farm, Salisbury	South	Y	B	B	Y	Y	Y	B	G	B	Y	Y	Y	Y	Y	Y	B	B	B	G	Y	B	G	Y	O	G	G	B	B	B	G	O	B	O
Harnham Business Park, Salisbury	South	Y	B	B	Y	Y	B	B	G	Y	O	G	Y	Y	Y	Y	B	Y	B	Y	G	B	B	Y	O	G	G	B	B	O	Y	O	B	Y
Maidments Skip Hire, Swallowcliffe	South	Y	Y	B	Y	B	B	B	G	B	O	G	O	O	O	Y	B	Y	B	G	G	B	G	Y	O	G	G	B	B	O	Y	O	B	O
Sarum Business Centre, Salisbury	South	Y	B	B	Y	B	Y	B	Y	Y	Y	Y	Y	Y	Y	Y	B	Y	B	Y	G	B	B	Y	O	G	G	B	B	O	Y	O	B	Y
Salisbury Road Industrial Estate, Downton	South	Y	B	B	Y	Y	B	B	Y	Y	Y	G	Y	Y	Y	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	O	Y	Y
Employment Allocation, Mere	South	Y	Y	B	Y	Y	B	B	G	Y	Y	G	Y	Y	Y	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y
Former Imerys Quarry, Quidhampton	South	Y	Y	B	Y	B	Y	B	Y	B	Y	Y	Y	Y	Y	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	G	B	Y
Castledown Business Park, Ludgershall	East	Y	Y	B	Y	B	B	B	Y	Y	Y	Y	Y	Y	Y	Y	B	B	B	B	G	B	B	Y	Y	G	Y	B	B	B	Y	O	B	Y

3. Summary of effects comparison tables

Sites with potential to accommodate a Materials Recovery Facility/Waste Transfer Station (MRF/WTS)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6			7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	
Garden Estate, Devizes	East	Y	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	O	Y	O	B	Y
Hopton Industrial Estate, Devizes	East	Y	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	Y	B	B	G	B	B	Y	Y	G	G	B	B	O	Y	O	B	Y
Nursteed Road Employment Allocation, Devizes	East	B	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	Y	B	B	B	G	B	B	Y	Y	G	G	B	B	O	Y	O	B	Y
Broadway Employment Allocation, Market Lavington	East	B	B	B	Y	B	Y	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	O	O	O	B	B
Salisbury Road Business Park, Marlborough	East	Y	B	B	Y	Y	Y	B	Y	Y	Y	G	Y	Y	B	Y	B	Y	B	B	G	B	Y	O	O	G	G	B	B	Y	O	O	B	Y
Salisbury Road Business Park, Pewsey	East	Y	B	B	Y	Y	Y	B	G	Y	Y	Y	Y	Y	B	Y	B	B	B	B	G	B	O	O	Y	G	G	B	B	O	O	O	Y	O
West Hill Farm, Collingbourne Ducis	East	Y	Y	B	Y	B	Y	B	G	B	Y	Y	Y	Y	B	Y	Y	B	B	G	G	B	B	Y	B	G	Y	B	B	O	Y	O	O	O
Pickpit Hill, Tidworth	East	Y	B	B	Y	Y	Y	Y	G	Y	Y	Y	Y	Y	B	Y	B	B	B	G	G	B	B	Y	Y	G	Y	B	B	Y	O	O	B	Y
G&S Patios, Seend, Melksham	East	Y	B	B	Y	Y	Y	B	G	B	Y	G	Y	Y	B	Y	B	B	B	G	G	B	G	Y	O	G	G	B	B	Y	G	O	B	B
Hampton Business Park, Melksham	West	B	B	B	Y	Y	Y	B	Y	B	Y	Y	Y	Y	B	Y	Y	O	B	B	G	B	B	B	Y	G	G	B	B	Y	G	O	B	Y
West Wilts Trading Estate, Westbury	West	Y	B	B	Y	B	B	B	Y	Y	Y	G	Y	Y	B	Y	B	B	B	B	G	B	O	Y	Y	G	G	B	B	Y	G	O	Y	Y

3. Summary of effects comparison tables

Sites with potential to accommodate a Materials Recovery Facility/Waste Transfer Station (MRF/WTS)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6			7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3
Northacre Trading Estate, Westbury	West	B	B	B	Y	B	Y	B	Y	Y	Y	Y	Y	Y	B	Y	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	G	O	Y	Y
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	O	G	O	Y	B	Y	B	Y	B	G	G	B	Y	G	B	G	G	B	B	Y	O	G	B	Y
Bowerhill Industrial Estate, Melksham	West	B	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	Y	B	B	G	B	Y	Y	Y	G	G	B	B	Y	G	O	B	Y
Canal Road Industrial Estate, Trowbridge	West	Y	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	B	G	B	O	Y	Y	G	G	B	B	Y	O	O	Y	B
West Ashton Employment Allocation, Trowbridge	West	Y	Y	B	Y	B	G	B	Y	B	Y	B	Y	Y	B	Y	Y	B	B	G	B	B	Y	Y	G	G	B	B	Y	Y	O	Y	Y	
Warminster Business Park, Warminster	West	Y	Y	B	Y	B	Y	B	Y	Y	Y	G	Y	Y	B	Y	B	B	B	B	G	B	Y	Y	Y	G	G	B	B	Y	Y	O	Y	Y
Chitterne Waste Management Facility, Chitterne	West	Y	Y	B	Y	Y	Y	Y	G	Y	Y	Y	Y	Y	B	Y	B	B	O	G	O	B	G	O	O	G	Y	B	B	O	G	O	B	Y
Chapel Farm, Blunsdon	Swindon	B	Y	B	Y	Y	Y	B	G	B	Y	Y	O	Y	B	Y	B	B	B	G	Y	B	G	Y	Y	G	G	B	B	B	Y	O	Y	Y
Brindley Close / Darby Close, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	Y	G	Y	Y	B	O	B	B	B	B	G	B	Y	Y	Y	G	G	B	B	Y	Y	O	Y	Y
Land at Kendrick Industrial Estate, Swindon	Swindon	Y	B	B	Y	Y	B	B	G	B	Y	G	Y	Y	B	O	B	B	B	G	G	B	Y	Y	Y	G	G	B	B	Y	G	O	Y	Y
Transfer Bridges Industrial Estate, Swindon	Swindon	B	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	Y	G	B	B	Y	Y	G	G	B	B	Y	O	G	B	Y

3. Summary of effects comparison tables

Sites with potential to accommodate a Materials Recovery Facility/Waste Transfer Station (MRF/WTS)																																			
Topic & Objectives																																			
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6		7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2
Land within Dorcan Industrial Estate, Swindon	Swindon	B	B	B	B	B	B	B	Y	B	Y	G	Y	Y	B	Y	B	B	B	B	B	G	B	B	Y	Y	G	G	B	B	B	Y	O	B	Y

3. Summary of effects comparison tables

Sites with potential to accommodate a Local Recycling Facility (LR)																																			
Topic & Objectives																																			
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6	7			1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2
Parkgate Farm, Purton	North	B	B	B	Y	B	Y	B	G	B	B	Y	B	B	B	B	Y	B	B	B	G	O	B	G	Y	Y	G	G	B	B	O	Y	O	Y	Y
Purton Brickworks Employment Allocation, Purton	North	B	B	B	Y	B	Y	B	Y	B	B	G	B	B	B	B	B	B	B	B	G	B	Y	B	B	G	G	B	B	O	G	O	B	B	
Land East of HRC / WTS at Stanton St Quintin	North	B	B	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	G	Y	Y	G	G	B	B	Y	G	O	B	Y	
Land West of HRC/WTS Stanton St Quintin	North	B	B	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y	
Land North East of J17 of the M4, Stanton St Quintin	North	B	B	B	G	Y	G	O	G	B	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y	
Barnground, South Cerney	North	B	B	B	Y	Y	Y	B	G	Y	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	B	O	O	G	G	B	B	O	Y	O	Y	Y	
Whitehills Industrial Estate, Wootton Bassett	North	B	B	B	Y	B	Y	B	Y	B	B	G	B	B	B	B	B	B	B	G	G	B	B	B	B	G	G	B	B	Y	Y	O	B	B	
Bumpers Farm Industrial Estate, Chippenham	North	B	B	B	B	B	Y	B	Y	B	B	G	B	B	B	B	B	B	B	B	G	B	B	B	B	G	G	B	B	Y	Y	O	B	Y	
Thingley Junction, Chippenham	North	B	B	B	Y	Y	Y	B	G	B	Y	B	Y	Y	Y	Y	B	B	B	G	G	B	B	O	O	G	G	B	B	O	Y	O	B	Y	
Leafield Industrial Estate, Corsham	North	Y	Y	B	Y	B	Y	B	G	B	B	G	B	B	B	B	Y	B	Y	G	B	B	B	B	B	G	G	B	B	O	O	O	Y	Y	

3. Summary of effects comparison tables

Sites with potential to accommodate a Local Recycling Facility (LR)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6			7	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1
Garden Estate, Devizes	East	Y	B	B	Y	B	B	B	Y	B	B	G	B	B	B	B	B	B	B	B	G	B	B	B	B	G	G	B	B	O	Y	O	B	Y
Hopton Industrial Estate, Devizes	East	Y	B	B	Y	B	B	B	Y	B	B	G	B	B	B	B	Y	B	B	G	B	B	B	Y	G	G	B	B	O	Y	O	B	Y	
Nursteed Road Employment Allocation, Devizes	East	B	B	B	Y	B	B	B	Y	B	Y	G	Y	Y	B	Y	Y	B	B	G	B	B	B	B	G	G	B	B	O	Y	O	B	Y	
Broadway Employment Allocation, Market Lavington	East	B	B	B	Y	B	Y	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	B	Y	Y	G	G	B	B	O	O	O	B	B	
Salisbury Road Business Park, Marlborough	East	B	B	B	Y	Y	Y	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	Y	Y	Y	G	G	B	B	Y	O	O	B	Y	
Salisbury Road Business Park, Pewsey	East	Y	B	B	Y	Y	Y	B	G	B	Y	Y	B	B	B	B	B	B	B	G	B	O	Y	B	G	G	B	B	O	O	O	Y	O	
West Hill Farm, Collingbourne Ducis	East	Y	Y	B	Y	B	Y	B	G	B	Y	Y	Y	Y	B	Y	Y	B	B	G	G	B	B	Y	B	G	Y	B	B	O	Y	O	O	O
Pickpit Hill, Tidworth	East	Y	B	B	Y	Y	Y	Y	G	Y	Y	Y	Y	Y	B	Y	B	B	B	G	G	B	B	O	Y	G	Y	B	B	Y		O	B	Y
G&S Patios, Seend, Melksham	East	Y	B	B	Y	Y	Y	B	G	B	Y	G	Y	Y	B	Y	B	B	B	G	G	B	G	Y	O	G	G	B	B	Y	G	O	B	B
Hampton Business Park, Melksham	West	B	B	B	Y	Y	Y	B	Y	B	Y	Y	Y	Y	B	Y	Y	O	B	B	G	B	B	B	Y	G	G	B	B	Y	G	O	B	Y
West Wilts Trading Estate, Westbury	West	Y	B	B	Y	B	B	B	Y	Y	B	G	B	B	B	B	B	B	B	G	B	O	B	B	G	G	B	B	Y	G	O	Y	Y	

3. Summary of effects comparison tables

Sites with potential to accommodate a Local Recycling Facility (LR)																																			
Topic & Objectives																																			
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment			
		1	2	3	4	5	6			7	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2
Northacre Trading Estate, Westbury	West	B	B	B	Y	B	Y	B	Y	Y	Y	Y	Y	Y	B	Y	B	B	B	B	B	G	B	B	Y	Y	G	G	B	B	Y	G	O	Y	Y
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	Y	G	Y	Y	B	Y	B	Y	B	G	G	B	Y	G	B	G	G	B	B	Y	O	G	B	Y	
Bowerhill Industrial Estate, Melksham	West	B	B	B	Y	B	B	B	Y	B	B	G	B	B	B	B	B	Y	B	B	G	B	Y	B	B	G	G	B	B	Y	G	O	B	Y	
Canal Road Industrial Estate, Trowbridge	West	Y	B	B	Y	B	B	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	O	B	B	G	G	B	B	Y	O	O	Y	B		
West Ashton Employment Allocation, Trowbridge	West	Y	Y	B	Y	B	G	B	Y	B	Y	B	Y	Y	B	Y	Y	B	B	B	G	B	B	B	Y	G	G	B	B	Y	Y	O	Y	Y	
Warminster Business Park, Warminster	West	Y	Y	B	Y	B	Y	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	Y	B	B	G	G	B	B	Y	Y	O	Y	Y		
Chitterne Waste Management Facility, Chitterne	West	Y	Y	B	Y	Y	Y	Y	G	Y	Y	Y	B	Y	B	B	O	G	O	B	G	O	O	G	Y	B	B	O	G	O	B	Y			
Chapel Farm, Blunsdon	Swindon	B	Y	B	Y	Y	Y	B	G	B	Y	Y	Y	Y	B	Y	B	B	B	G	Y	B	G	Y	Y	G	G	B	B	B	Y	O	Y	Y	
Waterside Park, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	G	B	B	G	G	B	B	Y	Y	O	Y	Y		
Brindley Close / Darby Close, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	B	G	B	B	B	B	B	B	B	G	B	Y	B	B	G	G	B	B	Y	Y	O	Y	Y		
Land at Kendrick Industrial Estate, Swindon	Swindon	Y	B	B	Y	Y	B	B	G	B	B	G	B	B	B	B	B	B	G	G	B	Y	B	B	G	G	B	B	Y	G	O	Y	Y		

3. Summary of effects comparison tables

Sites with potential to accommodate a Local Recycling Facility (LR)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7			1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3
Transfer Bridges Industrial Estate, Swindon	Swindon	B	B	B	Y	B	B	B	Y	B	B	G	B	B	B	B	B	B	B	Y	G	B	B	B	B	G	G	B	B	Y	O	G	B	Y
Land within Dorcan Industrial Estate, Swindon	Swindon	B		B	B	B	B	Y	B	B	G	B	B	B	B	B	B	B	B	G	B	B	B	B	G	G	B	B	B	Y	O	B	Y	

3. Summary of effects comparison tables

Sites with potential to accommodate an Inert Waste Recycling and Transfer (IWR/T)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7			1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3
Parkgate Farm, Purton	North	Y	Y	Y	Y	B	Y	B	G	Y	Y	Y	Y	Y	Y	Y	Y	B	B	G	O	B	G	Y	Y	G	G	B	B	O	Y	O	Y	Y
Land West of HRC/WTS Stanton St Quintin	North	Y	Y	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y
Land North East of J17 of the M4, Stanton St Quintin	North	Y	Y	B	G	Y	G	O	G	B	O	Y	Y	O	O	O	B	B	B	G	G	B	B	Y	Y	G	G	B	B	Y	G	O	B	Y
Studley Grange Waste Management Facility, Wootton Bassett	North	Y	Y	Y	Y	Y	Y	B	G	B	O	Y	Y	O	Y	O	Y	Y	B	Y	Y	G	G	Y	Y	G	G	B	B	Y	G	O	Y	B
CB Skip Hire, St Thomas Farm, Salisbury	South	O	B	B	Y	Y	Y	B	G	B	O	Y	O	O	O	O	B	B	B	G	Y	B	G	Y	Y	G	G	B	B	B	G	O	B	O
Thorney Down WTS, Winterslow	South	Y	B	B	Y	Y	Y	Y	G	B	O	G	O	O	O	Y	B	B	B	G	G	B	G	Y	Y	G	G	B	B	B	G	O	B	Y
Brickworth Quarry and Landfill, Whiteparish	South	Y	Y	B	Y	B	Y	O	G	B	Y	Y	Y	Y	Y	Y	B	B	B	B	G	G	G	B	Y	G	G	B	B	Y	Y	O	B	Y
Everleigh Waste Management Facility	East	Y	Y	B	Y	Y	Y	B	G	Y	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	Y	Y	Y	G	G	B	B	O	Y	O	B	O
West Hill Farm, Collingbourne Ducis	East	Y	Y	B	Y	B	Y	B	G	B	Y	Y	O	O	O	O	Y	B	B	G	G	B	B	Y	Y	G	Y	B	B	O	Y	O	O	O
Pickpit Hill, Ludgershall	East	O	B	B	Y	Y	Y	Y	G	Y	Y	Y	Y	O	Y	Y	B	B	B	G	G	B	B	Y	Y	G	Y	B	B	Y	O	O	B	Y

3. Summary of effects comparison tables

Sites with potential to accommodate an Inert Waste Recycling and Transfer (IWR/T)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity						Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment		
		1	2	3	4	5	6			7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	O	G	O	O	Y	O	B	Y	B	G	G	G	Y	G	B	G	G	B	B	Y	O	G	B	Y
Chitterne Waste Management Facility, Chitterne	West	Y	Y	B	Y	Y	Y	Y	G	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	G	Y	Y	G	Y	B	B	O	G	O	B	Y	
Chapel Farm, Blunsdon	Swindon	B	O	B	Y	Y	Y	B	G	B	O	Y	O	O	Y	O	B	B	B	G	Y	B	G	Y	Y	G	G	B	B	B	Y	O	Y	Y
Waterside Park, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	O	G	O	O	O	O	B	B	B	B	G	B	G	Y	Y	G	Y	B	B	Y	Y	O	Y	Y
Land at Kendrick Industrial Estate, Swindon	Swindon	Y	B	B	Y	Y	B	B	G	B	O	G	O	O	O	O	B	B	B	G	G	B	Y	Y	Y	G	G	B	B	Y	G	O	Y	Y

3. Summary of effects comparison tables

Sites with potential to accommodate an Outdoor Composting Facility																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7			1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1
Land North East of J17 of the M4, Stanton St Quintin	North	Y	Y	B	G	Y	G	O	G	B	O	Y	Y	O	O	O	B	B	B	G	G	B	B	Y	Y	G	G	B	O	Y	G	O	B	O
CB Skip Hire, St Thomas Farm, Salisbury	South	O	B	B	Y	Y	Y	B	G	B	O	Y	Y	O	O	O	B	B	B	G	Y	B	G	Y	Y	G	G	B	O	B	G	O	B	O
Thorney Down WTS, Winterslow	South	Y	B	B	Y	Y	Y	Y	G	B	O	G	Y	O	O	O	B	B	B	G	G	B	G	Y	Y	G	G	B	Y	B	G	O	B	O
Everleigh Waste Management Facility	East	Y	Y	B	Y	Y	Y	B	G	Y	Y	Y	Y	Y	Y	Y	B	B	B	G	G	B	Y	Y	Y	G	G	B	G	O	Y	O	B	O
West Hill Farm, Collingbourne Ducis	East	Y	Y	B	Y	B	Y	B	G	B	Y	Y	Y	O	O	O	Y	B	B	G	G	B	B	Y	Y	G	Y	B	O	O	Y	O	O	O
Pickpit Hill, Tidworth	East	Y	B	B	Y	Y	Y	Y	G	Y	Y	Y	Y	O	Y	Y	B	B	B	G	G	B	B	Y	Y	G	Y	B	G	Y	O	O	B	O
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	O	G	Y	O	Y	O	B	Y	B	G	G	B	Y	G	B	G	G	B	O	Y	O	G	B	O
Chitterne Waste Management Facility, Chitterne	West	Y	Y	B	Y	Y	Y	Y	G	Y	Y	Y	B	Y	Y	Y	B	B	O	G	O	B	G	Y	Y	G	Y	B	G	O	G	O	B	O
Chapel Farm, Blunsdon	Swindon	B	O	B	Y	Y	Y	B	G	B	O	Y	Y	O	Y	O	B	B	B	G	Y	B	G	Y	Y	G	G	B	Y	B	Y	O	Y	O

3. Summary of effects comparison tables

Sites with potential to accommodate a Waste Treatment Facility																																			
Topic & Objectives																																			
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7		1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2
Parkgate Farm, Purton	North	Y	Y	Y	Y	B	Y	B	G	Y	Y	Y	Y	Y	B	Y	Y	B	B	G	O	B	G	O	O	G	G	Y	B	O	Y	O	Y	O	
Purton Brickworks Employment Allocation, Purton	North	B	B	B	Y	B	Y	B	Y	O	O	G	O	O	O	O	B	B	B	B	G	B	Y	O	O	G	G	O	B	O	G	O	B	Y	
Hills Resource Recovery Centre, Compton Bassett	North	O	B	B	Y	B	B	B	G	B	Y	Y	Y	Y	B	Y	B	B	B	G	B	B	G	O	O	G	G	B	B	Y	O	O	B	Y	
Land East of HRC / WTS at Stanton St Quintin	North	Y	Y	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	G	Y	O	G	G	G	B	Y	G	O	B	O	
Land West of HRC/WTS Stanton St Quintin	North	Y	Y	B	G	Y	G	B	G	B	Y	Y	Y	Y	Y	Y	B	B	O	G	O	B	B	Y	Y	G	G	G	B	Y	G	O	B	Y	
Land North East of J17 of the M4, Stanton St Quintin	North	Y	Y	B	G	Y	G	O	G	B	O	Y	Y	O	O	O	B	B	B	G	G	B	B	O	O	G	G	Y	B	Y	G	O	B	O	
Park Grounds Farm, Wootton Bassett	North	Y	Y	Y	Y	B	Y	B	G	Y	Y	Y	O	O	Y	Y	Y	B	G	G	Y	B	G	Y	Y	G	G	Y	B	B	Y	O	B	B	
Studley Grange Waste Management Facility, Wootton Bassett	North	Y	Y	Y	Y	Y	Y	B	G	B	O	Y	O	O	Y	O	Y	Y	B	Y	Y	B	G	O	O	G	G	G	B	Y	G	O	Y	Y	
Former Imerys Quarry, Quidhampton	South	Y	Y	B	Y	B	Y	B	Y	B	O	Y	O	O	Y	Y	B	B	B	B	G	B	B	Y	O	G	G	O	B	Y	Y	G	B	O	
Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes	East	O	Y	B	Y	Y	Y	B	G	B	Y	Y	O	O	O	O	B	Y	B	G	G	B		Y	O	G	G	O	B	O	O	O	B	O	

3. Summary of effects comparison tables

Sites with potential to accommodate a Waste Treatment Facility																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1	2
Hampton Business Park, Melksham	West	B	B	B	Y	Y	Y	B	Y	B	Y	Y	Y	O	B	Y	Y	O	B	B	G	B	B	Y	O	G	G	Y	B	Y	G	O	B	O
West Wilts Trading Estate, Westbury	West	O	B	B	Y	B	B	B	Y	Y	O	G	O	O	B	O	B	B	B	B	G	B	O	O	O	G	G	Y	B	Y	G	O	Y	O
Northacre Trading Estate, Westbury	West	Y	B	B	Y	B	Y	B	Y	Y	O	Y	O	O	B	O	B	B	B	B	G	B	B	O	O	G	G	Y	B	Y	G	O	Y	O
Lafarge Cement Works, Westbury	West	Y	Y	B	Y	Y	Y	B	G	B	O	G	O	O	B	O	B	Y	B	G	G	B	Y	G	B	G	G	Y	B	Y	O	G	B	O
Chitterne Waste Management Facility, Chitterne	West	Y	Y	B	Y	Y	Y	Y	G	Y	Y	Y	Y	Y	B	Y	B	B	O	G	O	B	G	O	O	G	Y	B	B	O	G	O	B	O
Chapel Farm, Blunsdon	Swindon	B	O	B	Y	Y	Y	B	G	B	O	Y	O	O	B	O	B	B	B	G	Y	B	G	O	O	G	G	Y	B	B	Y	O	Y	O
Waterside Park, Swindon	Swindon	Y	B	B	Y	Y	B	B	Y	B	O	G	O	O	Y	Y	B	B	B	B	G	B	G	Y	Y	G	G	Y	B	Y	Y	O	Y	O

3. Summary of effects comparison tables

Sites with potential to accommodate a Landfill (of residual waste)																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic	Historic & cultural heritage	Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7			1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2	3	1
Park Grounds Farm, Wootton Bassett	North	Y	Y	Y	G	B	G	B	G	Y	Y	Y	Y	Y	Y	Y	Y	B	G	G	Y	B	G	B	Y	G	G	B	B	B	Y	O	B	Y
Studley Grange Waste Management Facility, Wootton Bassett	North	Y	Y	Y	G	Y	G	B	G	B	O	Y	O	O	O	O	Y	Y	B	Y	Y	B	G	O	Y	G	G	B	B	Y	G	O	O	Y
Lafarge Cement Works, Westbury	West	Y	Y	B	G	G	G	B	G	B	O	G	O	O	O	O	Y	Y	B	G	G	B	Y	G	B	G	G	B	B	Y	O	G	Y	O

3. Summary of effects comparison tables

Sites with potential to accommodate a Waste Water Treatment Works																																		
Topic & Objectives																																		
Site	Area	Biodiversity & geodiversity							Economic Historic & cultural heritage		Human health & amenity								Land use					Landscape, townscape & visual			Locational			Traffic and transportation			Water environment	
		1	2	3	4	5	6	7	1	1	1	2	3	4	5	6	7	8	1	2	3	4	5	1	2	3	1	2	3	1	2			
Rodbourne Sewage Works, Swindon	Swindon	Y	B	B	Y	Y	B	G	G	B	Y	G	Y	O	Y	O	B	B	B	G	G	B		B	Y	G	G	B	B	Y	Y	O	Y	Y

4. Findings and conclusions

4.1. The waste site appraisal methodology has been applied to the 52 potential waste site options identified as part of the early informal consultation and plan making processes. At this stage in the site selection process, of these 52 sites:

- 10 have potential to accommodate a HRC
- 44 have potential to accommodate a MRF/WTS
- 44 have potential to accommodate a LR facility
- 15 have potential to accommodate an IWR/T facility
- 9 have potential to accommodate an outdoor composting facility
- 17 have potential to accommodate a waste treatment facility
- 3 have potential to accommodate a landfill
- 1 has potential to accommodate a waste water treatment works.

4.2. Figure 3 provides a breakdown of these figures by waste development type and area.

Table 1: Breakdown of potential types of waste development by area

	North	South	East	West	Swindon	Total
HRC	2	3	2	2	1	10
MRF/WTS	12	8	10	9	5	44
LR	11	8	10	9	6	44
IWR/T	4	3	3	2	2	14
Outdoor composting	1	2	3	2	1	9
Waste treatment	8	1	1	5	2	17
Landfill	2	0	0	1	0	3
Waste water treatment	0	0	0	0	1	1
Total	40	25	29	30	18	

Conformity to the Waste Core Strategy

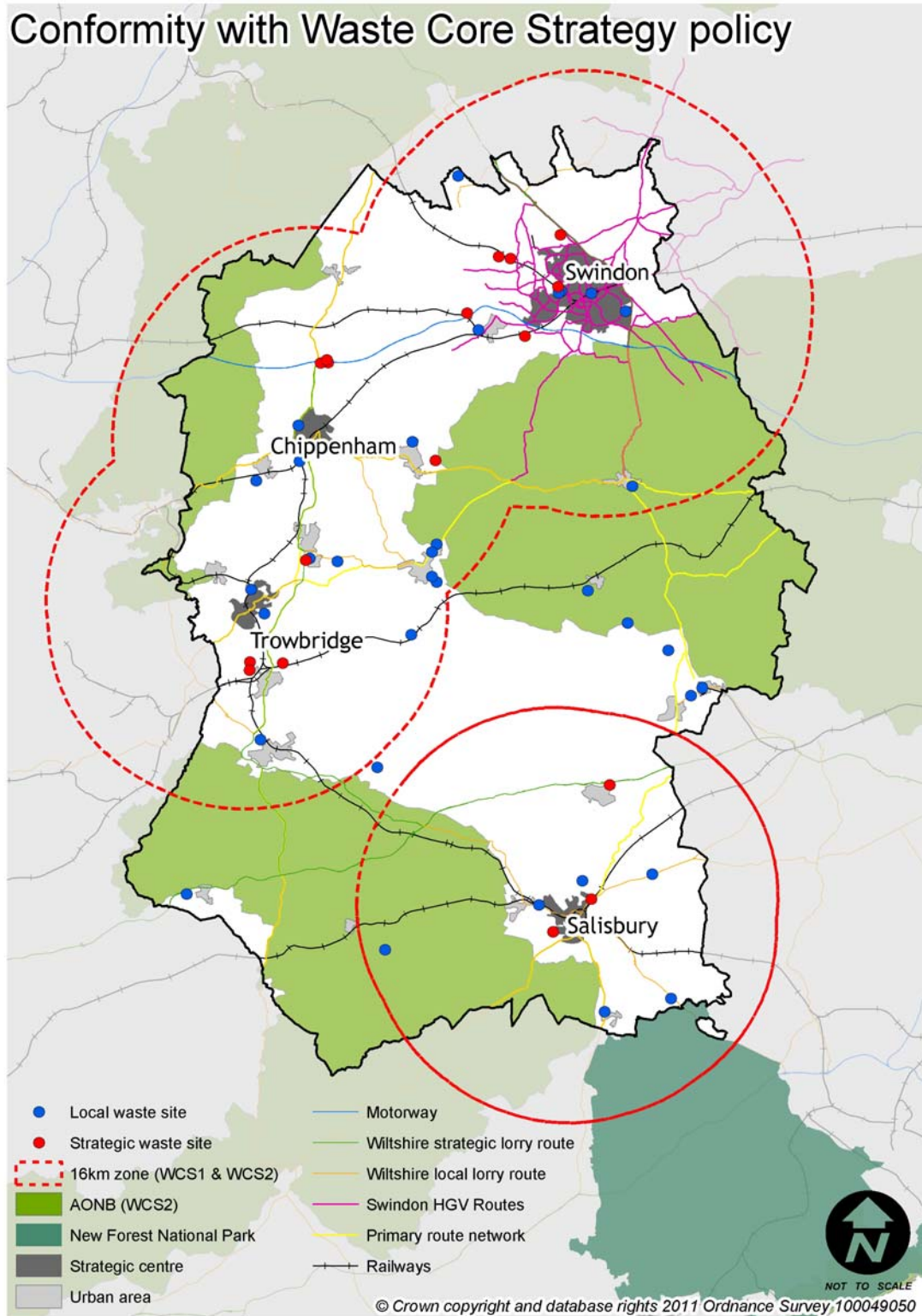
4.3. The councils approach to addressing the need for additional sites and aiming for net self-sufficiency is outlined in policy WCS1 in the Waste Core Strategy. Specifically, policy WCS1 aims to provide a network of site allocations which will manage the forecast increase in waste arisings associated with the planned growth in Swindon, Chippenham, Trowbridge and Salisbury (known as strategic centres). Rural locations will also be provided with a network of local sites to serve local needs.

4.4. The councils approach for locating future waste management sites is outlined in policy WCS2. This policy aims to ensure that:

- Strategic waste site allocations will be located as close as practicable (within 16km) to the strategic centres – waste sites outside these areas will be local-scale only
- Waste site allocations in the immediate vicinity of the New Forest National Park or within the three AONBs in the plan area will be for local-scale waste uses only
- Priority will be given to proposals that demonstrate a commitment to utilising the most appropriate haulage roads within and around the plan area and ones which implement sustainable modes and methods for transporting waste materials.

4.5. Map 1 illustrates conformity of the potential waste site options with policies WCS1 and WCS2 by showing the scale and location of the 52 sites in relation to the 16km buffer zone around strategic centres, New Forest National Park, AONBs and main road and rail networks.

Map 1: Scale and location of waste site options in relation to the strategic centres, New Forest National Park, AONBs and main road and rail networks



- 4.6. All of the potential waste site options assessed during this stage of the site appraisal process conform to policies WCS1 and WCS2 of the Waste Core Strategy. Table 2 confirms that 45 of the 52 site options are within 16km of a strategic centre. There are seven site options located outside of the 16km strategic centre zones and in order to comply with policy these site options have only been considered for local scale waste uses to serve local needs. The same reasoning applies to four waste sites located within AONBs which have also only been considered for local scale waste uses.
- 4.7. Table 2 also confirms that none of the waste site options are in the immediate vicinity of the New Forest National Park (the closest waste site to this area is Brickworth Quarry and landfill, Whiteparish which is approximately 0.6km from the National Park boundary). In terms of transport links, 40 of the site options (77%) benefit from existing infrastructure or are in close proximity to the Wiltshire and Swindon HGV route networks or the Primary Route Network (PRN). In addition, three of the waste site options (Former Imerys Quarry, Quidhampton; Lafarge Cement Works, Westbury; and Transfer Bridges Industrial Estate, Swindon) are considered to have potential to utilise a sustainable mode of transport (rail) to transport waste.

Table 2: Conformity of potential waste site options with policy WCS2

Number of potential waste site options....	Strategic	Local	Total
...within 16km of strategic centre	17	28	37
...outside 16km of strategic centre	0	7	7
...in the immediate vicinity of New Forest National Park	0	0	0
...within an AONB	0	4	4
...with infrastructure already in place and opportunities to enhance the HGV route network or PRN	10	4	14
...with direct access to HGV route network or PRN	4	3	7
...which would lead to limited use of unsuitable roads to access HGV route network or PRN	3	16	19
...with potential to utilise sustainable mode of transport	1	2	3

- 4.8. Policy WCS3 in the Waste Core Strategy sets out the preferred locations of waste management facilities by type. Table 3 provides a breakdown of the type, scale and number of waste site options in relation to these preferred locations.

Table 3: Conformity of potential waste site options with policy WCS3

Waste management facility	Preferred location(s)	Strategic	Local	Total
Non-hazardous/hazardous landfill	Adjacent to existing landfill facilities; As part of the restoration of mineral workings (where appropriate).	3		3
Inert landfill	Adjacent to existing landfill facilities.			
MRF	Industrial land/employment allocations; Site allocations and current waste management facilities.	13	31	44
WTS		13	31	44
HRC		2	8	10
Recycling facilities		13	31	44
Waste treatment (MBT, IV composting, AD, EfW facilities)		14	3	17

Hazardous waste treatment	Site allocations and current waste management facilities; Industrial land.	0	0	0
Inert waste/aggregate recycling facilities	Site allocations and current waste management facilities; Minerals sites.	8	6	14
Outdoor composting facilities	Site allocations and current waste management facilities; Land in agricultural or forestry use.	4	5	9
Waste water treatment	Existing waste water treatment facilities or waste management facilities; New sites on brownfield or greenfield land where the proposal demonstrates that the development cannot feasibly be carried out within the capacity of existing waste water treatment sites.	0	1	1

4.9. Policy WCS3 also identifies the estimated capacities that will need to be delivered during the plan period (until 2026). The number, type and scale of waste site options which have been assessed at this stage in the site appraisal process will offer flexibility in terms of meeting the required capacities.

4.10. In conclusion, the above information shows that the potential waste site options being considered at this stage in the site appraisal process conform to policies WCS1, WCS2 and WCS3 in the Waste Core Strategy.

Next Steps

4.11. Application of site appraisal matrices has enabled officers to identify the nature of predicted sustainability effects and recommend key issues for further investigation. This information is summarised in the final section of each site matrix and is broken down into the following two categories:

1. Issues requiring detailed assessments; and
2. Other issues to be considered at the planning application stage.

4.12. This work will feed into discussions with key stakeholders and detailed site survey and appraisal work undertaken by in-house experts and/or external consultants.

4.13. Completed individual site appraisal matrices are provided in **Appendix B**.

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

Sustainability Objective & Thresholds for Assessment	STA Key	
Biodiversity & Geodiversity		
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.		
Significant adverse impact on site of international or national importance.		Absolute sustainability constraints
Significant adverse impact on site of regional or local importance.		Sustainability issues; mitigation considered problematic
Limited adverse impact on site of international, national, regional or local importance.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts and opportunities to maximise biodiversity gain.		Development will support Sustainable Objectives
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.		
Loss or damage to ancient woodland or aged or veteran trees.		Absolute sustainability constraints
Direct but limited damage to ancient woodland or aged or veteran trees.		Sustainability issues; mitigation considered problematic
Potential to cause limited adverse impact to ancient woodland or aged or veteran trees.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
Likely to have a positive impact on ancient woodland or aged or veteran trees.		Development will support Sustainable Objectives
3. To consider the effect of development on a community forest.		
N/A		Absolute sustainability constraints
Significant adverse impact on a community forest.		Sustainability issues; mitigation considered problematic
Limited adverse impact on a community forest.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts on a community forest and opportunities for enhancement.		Development will support Sustainable Objectives
4. To avoid development that would impact on populations of protected or notable species.		
N/A		Absolute sustainability constraints
Significant adverse impact on populations of protected or notable species.		Sustainability issues; mitigation considered problematic
Limited adverse impact on populations of protected or notable species.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts and opportunities for enhancement.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.		
N/A		Absolute sustainability constraints
Significant adverse impact on BAP habitats.		Sustainability issues; mitigation considered problematic
Limited adverse impact on BAP habitats.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts and opportunities to maximise biodiversity gain through the creation, restoration and enhancement of BAP habitats.		Development will support Sustainable Objectives
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.		
N/A		Absolute sustainability constraints
Significant loss of or damage to green corridors, including hedgerows.		Sustainability issues; mitigation considered problematic
Limited damage to green corridors, including hedgerows.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts and opportunities to create or enhance green corridors, including hedgerows, resulting in net gain in wildlife corridors.		Development will support Sustainable Objectives
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.		
N/A		Absolute sustainability constraints
Loss or damage to areas that currently contribute to the objectives of the South West Nature Map Areas.		Sustainability issues; mitigation considered problematic
Limited loss or damage to areas that contribute to the objectives of the South West Nature Map Areas.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
Will contribute to the maintenance and expansion of the South West Nature Map.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Economic		
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.		
N/A		Absolute sustainability constraints
Site is located in or allocated as B1 employment use and would leave a significant deficiency for B1 uses.		Sustainability issues; mitigation considered problematic
Site is located or allocated as B1 employment use and would leave a minor deficiency for B1 uses.		Sustainability issues; mitigation considered achievable
Site is located or allocated as B1 employment use but would create alternative B1 land elsewhere.		No sustainability constraints
Site avoids B1 land.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

Sustainability Objective & Thresholds for Assessment	STA Key
1. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting⁵.	
Significant adverse impact on area or structure of international or national historic and cultural heritage importance and its setting.	Absolute sustainability constraints
Significant adverse impact on area or structure of local historic and cultural heritage importance and its setting. Limited adverse impact on area or structure of international or national historic and cultural heritage importance and its setting.	Sustainability issues; mitigation considered problematic
Limited adverse impact on area or structure of local historic and cultural heritage importance and its setting.	Sustainability issues; mitigation considered achievable
No adverse impacts.	No sustainability constraints
No adverse impacts and opportunities to enhance cultural heritage.	Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key
Human Health & Amenity	
1. To avoid development that would lead to impacts on human health.	
Site has been developed as a residential area or workplace.	Absolute sustainability constraints
Potential for significant adverse impact as the site is adjacent to a residential area, workplace or public amenity.	Sustainability issues; mitigation considered problematic
Potential for some limited adverse impact as the site is close to a residential area, workplace or public amenity.	Sustainability issues; mitigation considered achievable
No adverse impacts.	No sustainability constraints
Waste development at the site will contribute to regeneration of the area.	Development will support Sustainable Objectives
2. To avoid the loss or damage to protected trees/groups of protected trees.	
N/A	Absolute sustainability constraints
Loss or significant damage to protected trees/groups of protected trees	Sustainability issues; mitigation considered problematic
Limited damage to protected trees/groups of protected trees.	Sustainability issues; mitigation considered achievable
No adverse impacts.	No sustainability constraints
No loss or damage to trees/groups of protected trees.	Development will support Sustainable Objectives

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

3. To minimise detrimental impacts related to noise and vibration.		
Significant adverse impact on noise and vibration levels, with no potential for mitigation.		Absolute sustainability constraints
Significant adverse impact on noise and vibration levels.		Sustainability issues; mitigation considered problematic
Limited adverse impact on noise and vibration levels.		Sustainability issues; mitigation considered achievable
No adverse impact on noise and vibration levels.		No sustainability constraints
No adverse impact on noise or vibration levels and opportunities to remediate existing noise and vibration issues.		Development will support Sustainable Objectives
4. To minimise potential detrimental impacts of odour, dust and fumes.		
Significant adverse impact on odour, dust and fume levels with no potential for mitigation.		Absolute sustainability constraints
Significant adverse impact on odour, dust and fume levels.		Sustainability issues; mitigation considered problematic
Limited adverse impact on odour, dust and fume levels.		Sustainability issues; mitigation considered achievable
No adverse impact on odour, dust or fume levels.		No sustainability constraints
No adverse impact on odour, dust and fume levels and opportunities to remediate existing odour, dust and fume issues.		Development will support Sustainable Objectives
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).		
Significant levels of increased nuisance, with no potential for mitigation.		Absolute sustainability constraints
Significant levels of increased nuisance.		Sustainability issues; mitigation considered problematic
Limited levels of increased nuisance.		Sustainability issues; mitigation considered achievable
No increase in nuisance.		No sustainability constraints
No increase in nuisance and opportunities to remediate existing nuisance issues.		Development will support Sustainable Objectives
6. To minimise any potential detrimental effects to air quality.		
Significant adverse impact on air quality, with no potential for mitigation.		Absolute sustainability constraints
Significant adverse impact on air quality.		Sustainability issues; mitigation considered problematic
Limited adverse impact on air quality.		Sustainability issues; mitigation considered achievable
No adverse impact on air quality.		No sustainability constraints
No adverse impact on air quality and opportunities to remediate existing air quality issues.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

7. To avoid loss of public footpaths and public rights of way.		
N/A		Absolute sustainability constraints
Loss of or significant adverse impact on a national trail, footpath and/or public right of way.		Sustainability issues; mitigation considered problematic
Limited loss or temporary diversion of a national trail, footpath and/or public right of way.		Sustainability issues; mitigation considered achievable
National trail, footpath and/or public right of way not affected.		No sustainability constraints
Opportunities to enhance national trail, footpath and/or public right of way.		Development will support Sustainable Objectives
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.		
N/A		Absolute sustainability constraints
Significant adverse impact on tourist economy, recreational facility and/or open space.		Sustainability issues; mitigation considered problematic
Limited adverse impact on tourist economy, recreational facility and/or open space.		Sustainability issues; mitigation considered achievable
No adverse impact on the tourist economy, recreational facility and /or open space.		No sustainability constraints
Opportunities to enhance tourist economy, recreational facility and/or open space.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Land use		
1. To avoid development on sites of the best and most versatile agricultural land.		
N/A		Absolute sustainability constraints
Significant adverse impact on Grades 1, 2 and 3a agricultural land.		Sustainability issues; mitigation considered problematic
Limited adverse impact on Grades 1, 2 and 3a agricultural land.		Sustainability issues; mitigation considered achievable
No adverse impact on Grades 1, 2 and 3a agricultural land.		No sustainability constraints
No adverse impact on Grades 1, 2 and 3a agricultural land and opportunities to enhance.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc).		
Site is on allocated land that has been developed.		Absolute sustainability constraints
Site is close to or within land allocated in a Development Plan for other land uses and there would be significant adverse impacts on the allocated land as a result of waste development.		Sustainability issues; mitigation considered problematic
Site is close to or within land allocated in a Development Plan for other land uses and there would be limited adverse impacts on the allocated land as a result of waste development.		Sustainability issues; mitigation considered achievable
Site is close to or within land designated in a Development Plan for other land uses but the waste development is compatible with the land use.		No sustainability constraints
Site is not on land designated in a Development Plan for other land-uses.		Development will support Sustainable Objectives
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.		
N/A		Absolute sustainability constraints
Site is Greenfield.		Sustainability issues; mitigation considered problematic
Site is more than 50% Greenfield.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
Site is Brownfield and/or industrial/employment land or allocated industrial/employment land.		Development will support Sustainable Objectives
4. To locate inert waste recycling facilities within operating quarries.		
Significant adverse impact on the quarry or the surrounding area.		Absolute sustainability constraints
Limited adverse impact on the quarry or the surrounding area.		Sustainability issues; mitigation considered problematic
Potential for limited impact on the quarry or the surrounding area, with scope for mitigation.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
Site is within an operating quarry.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

5. To seek to better utilise existing waste management facilities.		
N/A		Absolute sustainability constraints
No scope of utilising existing waste management facility.		Sustainability issues; mitigation considered problematic
Limited scope of utilising existing waste management facility.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
New waste management development is located on an existing waste management facility.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Landscape, Townscape & Visual		
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.		
Significant adverse impact on an AONB or New Forest National Park.		Absolute sustainability constraints
Significant adverse impact on the character and local distinctiveness of the landscape and townscape setting. Limited adverse impact on an AONB or New Forest National Park.		Sustainability issues; mitigation considered problematic
Limited adverse impact on the character and local distinctiveness of the landscape and townscape setting.		Sustainability issues; mitigation considered achievable
No adverse impacts.		No sustainability constraints
No adverse impacts and opportunities to enhance the character and local distinctiveness of the landscape and townscape setting.		Development will support Sustainable Objectives
2. To prevent the creation of unacceptable visual impacts.		
Significant adverse visual impact. Could not be integrated into existing landform and landscape features. No opportunities to preserve or enhance landscape character.		Absolute sustainability constraints
Significant adverse visual impact. Integration into existing landform and landscape features. Opportunities to preserve or enhance landscape character constrained.		Sustainability issues; mitigation considered problematic
Limited adverse visual impact. Integration into existing landform and landscape features. Opportunities to preserve or enhance landscape character possible.		Sustainability issues; mitigation considered achievable
No adverse visual impact. Achieves integration into existing landform and landscape features. Opportunities to preserve landscape character.		No sustainability constraints
No adverse visual impact. Achieves integration into existing landform and landscape features along with opportunities to preserve and enhance landscape character.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

3. To prevent inappropriate waste development in the Green Belt.		
N/A		Absolute sustainability constraints
Site is in the Green Belt. Site is considered to conflict with the purposes of the designation and/or can not be restored to an after-use consistent with Green Belt objectives.		Sustainability issues; mitigation considered problematic
Site is in the Greenbelt. Site is not considered to conflict with purposes of the designation and/or site can be restored to an after-use consistent with Green Belt objectives.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
Site is not within the Greenbelt.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Locational		
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.		
N/A		Absolute sustainability constraints
The waste development type proposed at this site does not meet with the preferred locational requirements of Policy WCS2 and WCS3.		Sustainability issues; mitigation considered problematic
The waste development type proposed at this site does not meet with the preferred locational requirements of Policy WCS2 and WCS3 but there is a demonstrable need with no alternatives sites available.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
The waste development type proposed at this site meets with the preferred locational requirements of Policy WCS2 and WCS3.		Development will support Sustainable Objectives
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.		
The site is within a residential area.		Absolute sustainability constraints
The site is adjacent to a residential area.		Sustainability issues; mitigation considered problematic
The site is in close proximity to a residential area.		Sustainability issues; mitigation considered achievable
An energy from waste facility is not being considered at this site.		No sustainability constraints
The site is not near a residential area.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

3. To avoid locating composting facilities in close proximity to concentrations of population.		
The site is within a residential area.		Absolute sustainability constraints
The site is within 250m of a residential area.		Sustainability issues; mitigation considered problematic
The site is over 250m away from a residential area, but may have a limited adverse impact.		Sustainability issues; mitigation considered achievable
A composting facility is not being considered at this site.		No sustainability constraints
The site is over 250m away from a residential area and would have no adverse impact.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Traffic & Transportation		
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		
Site is inaccessible. Additional infrastructure not feasible.		Absolute sustainability constraints
Site would lead to use of significant stretches of unsuitable roads to access HGV route network or PRN. Requires significant new or improved infrastructure to achieve.		Sustainability issues; mitigation considered problematic
Site would lead to limited use of unsuitable roads to access HGV Route Network or PRN. Minor improvements to infrastructure required.		Sustainability issues; mitigation considered achievable
Site has direct access to HGV Route network or PRN. Infrastructure already in place.		No sustainability constraints
Infrastructure already in place, opportunities to enhance the HGV route network and PRN.		Development will support Sustainable Objectives
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).		
Access would be directly through a residential area and/or sensitive land uses with no scope for mitigation.		Absolute sustainability constraints
Access would be directly through residential area and/or sensitive land uses.		Sustainability issues; mitigation considered problematic
Access would be partially through residential area and/or sensitive land uses.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
Through no residential areas and/or sensitive land uses.		Development will support Sustainable Objectives

Appendix A

Objectives and thresholds for sustainability assessment (STA) key (summary of effects)

3. To promote transportation of waste materials by rail or water wherever possible.		
N/A		Absolute sustainability constraints
Significant infrastructure required to transport waste by rail or water.		Sustainability issues; mitigation considered problematic
Minor infrastructure required to transport waste by rail or water.		Sustainability issues; mitigation considered achievable
N/A		No sustainability constraints
Existing opportunities available to transport waste by rail or water.		Development will support Sustainable Objectives

Sustainability Objective & Thresholds for Assessment	STA Key	
Water Environment		
1. To avoid any increase in flood risk.		
Site will significantly increase risk of flooding with no potential for mitigation.		Absolute sustainability constraints
Site will significantly increase risk of flooding.		Sustainability issues; mitigation considered problematic
Site will increase the risk of flooding.		Sustainability issues; mitigation considered achievable
Site will not increase the risk of flooding or lead to any increase in flood storage capacity.		No sustainability constraints
Site will reduce the risk of flooding and where appropriate, increase flood storage capacity.		Development will support Sustainable Objectives
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.		
Significant adverse impact on water quality and quantity with no potential for mitigation.		Absolute sustainability constraints
Significant adverse impact on water quality and quantity.		Sustainability issues; mitigation considered problematic
Limited adverse impact on water quality and quantity.		Sustainability issues; mitigation considered achievable
No adverse impact.		No sustainability constraints
No adverse impact on water quality and quantity and opportunities to improve water quality and/or remediate existing quantity constraints.		Development will support Sustainable Objectives

Appendix B

Individual site appraisal matrices

Site details

Site name:	Parkgate Farm, Purton		Date of appraisal:	26/11/2009
Site reference:	Inset Map 2 (I&O report 2006)		Appraised by:	JM / AJ
Area:	North		Size of site (ha):	43.6 ha
Nearest settlement(s):	Purton		Land owner (if known):	Hills Waste Solutions
OS grid reference:	E 407675	N 188866	Site operator (if applicable):	Hills Waste Solutions
Current use:	Hazardous landfill, composting and tyre shredding facility.		Existing waste uses on the site?	Yes – see current uses.

Potential allocation:

Site is an operational hazardous / non-hazardous landfill. Permission has also been granted for composting and tyre shredding facilities. A HRC is located on the adjacent Purton Brickworks Employment Allocation.

Landfill, composting and HRC have not been appraised. Any additional development must not compromise the existing landfill operation.

Site owners have put forward a new access point into the site to alleviate existing access issues. Concerns regarding the impact on ecology of the new access road will need to be investigated.

Potential for site to accommodate a Waste Treatment facility (subject to landscape assessment), MRF/WTS, IWR/T and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ¹
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓		✓			No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓		✓			No. There are no nationally designated sites in close proximity to this site.

¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Parkgate Farm, Purton

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓		✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓		✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓		✓	A SAM is located approximately 500m to the south of the site and any potential impacts on this designation will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓		✓	No. Site has no sensitive receptors.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓		✓	No. The site is not situated on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓		✓	No. There are no other uses allocated to this site in other plans.	

Parkgate Farm, Purton

Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓		✓	No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓		✓	No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓		✓	No. Site conforms.
Water Environment								
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓		✓	No, although part of the site overlies a minor aquifer and waste development types will need to ensure against groundwater contamination.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓	✓		✓	No. The site is in Flood Zone 1.

Additional comments & recommendations:

Site appraisal should be carried forward for Waste Treatment, MRF/WTS, IWR/T and LR.

Concerns regarding the landscape impact and visual impact of any significant built structure. A detailed landscape assessment will be required.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Red Lodge Wood County Wildlife Site is approximately 700 meters to the north west of the site. Potential for waste development types (excluding LR) to have a limited adverse impact on noise and atmospheric pollution levels through an increase in traffic, dust and emission levels. This may lead to a deterioration of habitat at this locally designated site. There are no international, national or regional designated sites in proximity to this site. LR facilities tend to be smaller in scale and therefore impacts on the County Wildlife Site from this type of facility are unlikely. No adverse impacts from LR facility.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	There is an area of ancient woodland approximately 700 meters north west of the site. Potential for loss of aged or veteran trees which may be present on Greenfield site. Increased noise and atmospheric pollution (see above) may have an impact. Noise and air quality survey required. Ecological survey required.							
3. To consider the effect of	1 & 6	Site is within a community forest area. Increased noise and							

³ Please refer to Appendix H for details.

⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Parkgate Farm, Purton

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
development on community forest.		atmospheric pollution (see above) may have an impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	Site is mainly Greenfield and protected or notable species have been identified in the area. Potential for waste development types to increase the level of lighting and noise pollution and disturb these species. Ecological survey required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is located approximately 700 meters to the north west of the site, however it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is mainly Greenfield and therefore development may cause limited damage to, or loss of green corridors and hedgerows, especially if new access is required. Ecological survey to include investigation of existing green corridors and hedgerows required.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site does not lie within a Strategic Nature Area, but an area of potential woodland and neutral grassland borders the west of the River Key which lies to the west of the site. River acts as a natural boundary and therefore no adverse impacts anticipated.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
1. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵ .	9	A SAM is located approximately 500 meters to the south of the site. Potential for waste development types (excluding LR because impacts are unlikely to exceed existing levels) to have a limited adverse impact on noise and atmospheric pollution levels (through increased traffic, dust, odour and emission levels) which may affect the setting of the SAM. Archaeological survey required.								

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Site is an operational landfill and waste development types will be located at least 500 meters from any residential property. However potential exists for IWR/T and waste treatment facilities to increase atmospheric pollution levels (dust, emissions) as a result of operations and an increase in traffic. MRF/WTS may also increase traffic. No adverse impacts anticipated as a result of LR facility as these tend to be small scale operations which generate fewer transport movements than other waste development types and are housed in-doors.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is mainly Greenfield and may contain protected trees/groups of trees. Ecological survey required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Site is an operational landfill and waste development types will be located at least 500 meters from any residential property. However potential exists for MRF/WTS, IWR/T and waste treatment facilities to increase noise and vibration levels as a result of operations and increased traffic. No adverse impacts anticipated as a result of LR facility as operations tend to be small scale operations which involve fewer transport movements than other waste development types.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Site is an operational landfill and waste development types will be located at least 500 meters from any residential property. However potential exists for waste development types to increase odour, dust and fume levels as a result of operations and increased traffic. No adverse impacts anticipated as a result of LR facility as operations tend to be small scale, in-doors and generate fewer transport movements than other waste development types.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for IWR/T facility to increase level of nuisance (vermin, pests and litter) because it is housed out-doors. Increased light pollution is unlikely to be an issue for any waste development types at this location because site is an operational landfill.								

Parkgate Farm, Purton

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS and waste treatment facility to increase the level of traffic and/or release emissions and therefore increase atmospheric pollution. Potential for IWR/T to increase the level of dust. No adverse impacts anticipated for LR facility as operations tend to be small scale, in-doors and generate fewer transport movements than other waste development types.								
7. To avoid loss of public footpaths and public rights of way.	1	A number of PROWs run through the site and limited loss or temporary diversion may be required. Safeguarding or mitigation necessary.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Part of the site is located in grade 3 agricultural land, however the site is an operational waste facility and therefore this grading does not apply. No adverse impacts.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The majority of the site is Greenfield and the grading reflects this.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A. Site is not an operating quarry, but may receive some inert waste for landfilling that could be recycled.								
5. To seek to better utilise existing waste management facilities.	4	The site is an operational waste facility.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting,	8	Concerns regarding the landscape impact of any major built development. Potential for waste treatment facility to have a significant adverse impact on the current setting due to size and								

Parkgate Farm, Purton

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
townscape setting, tranquillity and sense of remoteness of the countryside.		height of buildings. Buildings associated with other waste development types are likely to be smaller but may still affect the landscape setting. Landscape assessment required.								
2. To prevent the creation of unacceptable visual impacts.	8	Concerns regarding the visual impact of any major built development. Views onto the site from nearby residential properties and PROWs will need to be considered. Waste treatment facility likely to have a significant visual impact due to size and height of buildings. Buildings associated with other waste development types are likely to be smaller but may still cause limited visual impacts. Landscape assessment required.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	The site is at least 500 meters from a residential area and therefore the location of an energy from waste facility within the site would need careful consideration.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site is remote and does not have close links to the Wiltshire HGV or Primary Route Network. There are concerns regarding the existing access arrangements through Purton Brickworks Employment Allocation and a bridge which crosses the railway line. A new access has been proposed by the site owners and this is being considered by the Development Control team. Transport assessment will be required.								
2. To promote sites in locations that	1 & 5	Site is not accessed through residential areas. There are concerns								

Parkgate Farm, Purton

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).		regarding the existing access through Purton Brickworks Employment Allocation and the potential impacts on the existing users.									
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway borders the site, but significant infrastructure would be needed to transport waste by rail.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	The site is within Flood Zone 1 but borders Flood Zone 2 and 3. Any development would need to ensure that there would be no adverse impact on flood risk. Hydrological survey required.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Part of the site overlies a Minor Aquifer of Low Vulnerability and waste development types will need to ensure against groundwater contamination. Potential for a waste treatment facility to produce contaminants which may impact groundwater and surface water quality. Advice may need to be sought from the Environment Agency.									

Additional comments & recommendations/further information required:

Site potentially suitable for Waste Treatment (subject to landscape/visual impact assessments), MRF/WTS, IWR/T and LR facilities.

Detailed assessment required for:

- **Ecology** – Potential impacts on protected species, habitat, ancient woodland, community forest, green corridors and hedgerows;
- **Human health and amenity** – Potential impacts on air quality (including odour, dust and fume) levels;
- **Landscape and visual** – Potential impact of built structures and views onto the site from nearby residential properties and PROWs;
- **Transport and access arrangements**;
- **Flood risk and groundwater issues**.

Other issues to be considered at the planning application stage:

- **Cultural Heritage** – Potential impacts on nearby SAM;
- **Human health and amenity** – Potential impacts on noise, vibration and nuisance levels.

Site details

Site name:	Purton Brickworks Employment Allocation	Date of appraisal:	26/11/2009
Site reference:	Inset Map 3 (I&O report 2006)	Appraised by:	JM / AJ
Area:	North	Size of site (ha):	5 ha
Nearest settlement(s):	Purton	Land owner (if known):	Hills Waste Solutions
OS grid reference:	E 408777 N 188722	Site operator (if applicable):	Hills Waste Solutions
Current use:	Various industrial uses including a HRC.	Existing waste uses on the site?	Yes – see current uses.

Potential allocation:

Site is an established employment allocation and therefore landfill has not been appraised.

There is an existing HRC on the site and therefore this option has not been appraised.

Site has the potential to accommodate Waste Treatment, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Purton Brickworks Employment Allocation, Purton

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although a SAM is located approx 650 meters to the south west of the site and any potential impacts on this designation will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	✓	Potential for IWR/T and composting to significantly increase atmospheric pollution (dust, odour, spores etc) via an increase in transport and/or operations which could affect other occupiers of the site and people visiting and working on the employment allocation. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓			✓	No. The site is not situated on a playing field.	

Purton Brickworks Employment Allocation, Purton

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		✓	Site is an allocated employment allocation however waste development is compatible with this allocation.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		✓	No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		✓	No. Site conforms.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		✓	No. Site overlies non-aquifer.

Purton Brickworks Employment Allocation, Purton

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		✓	No. Site is in Flood Zone 1.
---	--	--	---	---	--	---	------------------------------

Additional comments & recommendations:

Site ruled out for IWR/T and Composting on human health grounds. Potential for significant adverse impact on existing occupiers and visitors to the site.

Site appraisal should be carried forward for Waste Treatment, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are no sites of international, national, regional and local importance in proximity to the site. No adverse impacts.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an established employment allocation and presence of aged or veteran trees is unlikely. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	Site is within a community forest area, but is an established employment allocation and therefore this grading does not apply. No adverse impacts.							
4. To avoid development that would impact on populations of protected or notable species.	6	Site is an established employment allocation and a number of protected or notable species have been recorded in proximity to the site. Ecological survey required to confirm the level of impact.							
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable	6	Nearest priority habitat is approximately 965 meters east of the site and is separated from the site by a road. It is unlikely that increased lighting and noise pollution at the site as a result of waste							

⁸ Please refer to Appendix H for details.

⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
ecological value.		development would disturb these habitats. No adverse impacts.							
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established employment allocation however there are some vacant areas of land which may contain green corridors and hedgerows. Ecological survey to include investigation of existing green corridors and hedgerows required.							
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.							
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is an employment allocation. Waste development at this site would leave a minor deficiency for B1 uses.							
Historic Environment & Cultural Heritage									
2. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ¹⁰ .	9	A SAM is located approximately 650 meters to the south west of the site. Potential for waste treatment to significantly increase atmospheric pollution and noise via a significant increase in transport and operations (odour, emissions). MRF/WTS also has potential to increase the level of traffic and noise but to a lesser extent. No adverse impacts anticipated as a result of LR facility as these tend to be small scale operations which generate fewer transport movements than other waste development types and are housed indoors.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an established employment allocation with some vacant land. A housing estate is approximately 30 meters east of the site. Impacts on people working on/visiting the employment allocation and impacts on residents living in the housing estates to the east of the site will need to be considered.							

¹⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		Because the site is an established employment allocation impacts such as noise and atmospheric pollution are unlikely to be significant except in the case of waste treatment which has potential to significantly increase the level of traffic and noise and release emissions via operations in comparison to other waste development types and existing uses on the site. MRF is likely to have a limited impact due to size of operations. LR facilities are unlikely to have an adverse impact because these tend to be small scale operations which generate fewer transport movements than other waste development types and are housed in-doors.		Yellow	Blue			Orange	
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an employment allocation and the presence of protected trees/groups of protected trees is unlikely.		Light Green	Light Green			Light Green	
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for waste treatment to significantly increase the level of noise and vibration as a result of increased traffic. MRF likely to also increase levels of traffic due to the scale of operations. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on the residential area 30 meters east of the site, including impacts on people working on and visiting the industrial estate will need to be considered. Any cumulative impacts resulting from other activities in proximity to the site will also need to be considered.		Yellow	Blue			Orange	
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste treatment and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. Waste treatment has potential to have a significant adverse impact because some technologies can involve stock-piling outdoors and may encourage higher volumes of traffic than existing uses on the industrial estate. MRF/WTS operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. The small scale nature of a LR facility means		Yellow	Blue			Orange	

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Any cumulative impacts resulting from other activities in proximity to the site will need to be considered.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for waste treatment (if technology involves stock-piling outdoors) to significantly increase nuisance. Potential for MRF/WTS (generally indoor operations) to also increase the level of nuisance in the industrial estate and surrounding area but to a lesser extent. The small scale nature of a LR facility means that impacts are unlikely to be adverse. Any cumulative impacts resulting from other activities in proximity to the site will need to be considered.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste treatment to greatly increase atmospheric pollution via an increase in traffic and operations (e.g. emissions, dust). Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse. Any cumulative impacts resulting from other activities in proximity to the site will need to be considered.									
7. To avoid loss of public footpaths and public rights of way.	1	Several PROWs run through the site however these follow the route of internal roads within the employment allocation and are unlikely to be affected by waste development. No adverse impact.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an established employment allocation and therefore this grading does not apply. No adverse impacts.									
2. To avoid prejudicing sites allocated in Development Plans for other land	4 & 7	Site is an allocated employment area but waste development is compatible with this allocation. No adverse impacts.									

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
uses (e.g. housing, tourism, recreation, etc).									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an established employment allocation and although there are some vacant plots of land there are also opportunities to re-use existing derelict buildings/plots.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	There is an existing HRC on the site but there is limited scope to use this facility.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Although the site is an employment allocation the scale and potential height of a waste treatment facility could significantly affect the setting of the surrounding area. MRF/WTS also has potential to affect the setting due to the scale of buildings in comparison to others on the site. A LR facility is smaller in scale and is more likely to fit in with existing buildings on the site; impacts are unlikely to be adverse. Design of any waste treatment facilities would be a key consideration. Landscape assessment required.							
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. LR facility could fit in with existing buildings on the site and is unlikely to have a visual impact. Potential for MRF/WTS to cause a greater visual impact due to size and height of buildings. Potential for waste treatment facility to have a significant impact on views depending on the technology and associated height of the facility. Views from nearby residential areas, roads and PROWs will need to be considered. Landscape assessment required.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.							

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site is 30 meters from a residential area. Potential for energy from waste facility to significantly increase the level of traffic and noise and release emissions via operations which may impact people living in proximity to the site. Location of facility would require careful location within the site to ensure any potential impacts were minimised.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Although the site benefits from existing access into the employment allocation it is only accessible via C-class roads which do not connect to the HGV route network or PRN. Any additional HGV movements will need to have regard to the exiting access to Parkgate Farm Landfill via Mopes Lane. Transport assessment required.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access is not through residential areas or sensitive land uses.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	The southern boundary of the site abuts a railway line however there is no feasible opportunity to use this as a method of transport.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any	1, 10 & 12	Site is not in a Source Protection Zone or an aquifer. No adverse impacts however potential contamination issues from previous uses							

Purton Brickworks Employment Allocation, Purton

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.		on the site will need to be considered. Potential for waste treatment to produce contaminants which may impact groundwater and surface water quality. Hydrological survey may be required.		Blue	Blue			Yellow	

Additional comments & recommendations/further information required:

Site is potentially suitable for MRF/WTS, LR and Waste Treatment (subject to detailed landscape assessment).

Detailed assessment required for:

- **Ecology** – potential impacts on protected or notable species, green corridors and hedgerows;
- **Human health and amenity** – impacts on air quality (including odour, dust and fumes), noise and vibration levels;
- **Landscape and visual** – potential impact of built structures and views onto the site from nearby residential properties and PROWs;
- **Transport and access arrangements**;
- **Contaminated land**.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – impacts on nuisance levels;
- **Cultural Heritage** – potential impacts on nearby SAM.

Site details

Site name:	Hills Resource Recovery Centre		Date of appraisal:	26/11/2009
Site reference:	Inset Map 4 (I&O report 2006)		Appraised by:	JM / AJ
Area:	North		Size of site (ha):	7.1 ha
Nearest settlement(s):	Compton Bassett		Land owner (if known):	Hills Waste Solutions
OS grid reference:	E 402156	N 170841	Site operator (if applicable):	Hills Waste Solutions
Current use:	Landfill, composting, HRC, MRF/WTS, LR and IWR/T		Existing waste uses on the site?	Yes – see current uses.

Potential allocation:

The site is currently a resource recovery facility, incorporating non-hazardous landfill, composting, HRC, MRF/WTS and the sorting of skip waste (incorporating IWR/T and LR). For this reason, these waste options have not been appraised.

The site is potentially suitable to accommodate a Waste Treatment facility, excluding Energy from Waste facility due to the significant infrastructure required. Potential for other smaller modular forms of waste treatment to be accommodated, subject to a detailed landscape assessment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹² on a SAC, SPA or Ramsar or its setting?					✓		No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?					✓		No. There are no nationally designated sites in close proximity to this site.	

¹¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

¹² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Hills Resource Recovery Centre, Compton Bassett

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?						✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?						✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?						✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?						✓	Potential for waste treatment facility to increase atmospheric pollution via operations and an increase in traffic. Concerns regarding impacts on the surrounding area, particularly residential areas at Spreckley Park, Lower Compton and Compton Bassett. Detailed assessments (air quality, noise, vibration, odour, dust and fumes etc) will be required and cumulative impacts of existing uses in proximity to the site will need to be considered.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?						✓	No. The site is not situated on a playing field.	

Hills Resource Recovery Centre, Compton Bassett

Land Use					
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual					
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓		Site lies approximately 200 meters west of the North Wessex Downs AONB. Potential for height and/or scale of a waste treatment facility to impact the setting of this AONB. Energy from Waste facility not considered suitable due to the significant structure required. Other smaller modular forms of waste treatment may be accommodated but detailed landscape assessment will be required.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓		No. The site is not located in the Green Belt.
Locational					
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓		Site conforms, although the site is approximately 200 meters west of the AONB and any potential impacts on this designation will need to be considered through a landscape assessment.
Water Environment					
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓		A Major Aquifer of Intermediate Vulnerability is approximately 70 meters west of the site. Hydrological survey may be required to investigate any potential impacts from development.

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	No. Site is in Flood Zone 1.
---	--	--	---	------------------------------

Additional comments & recommendations:

Site appraised should be carried forward for Waste Treatment (excluding Energy from Waste facility) although concerns regarding impacts on human health and the AONB will need to be investigated. Detailed assessments will need to be undertaken to determine the suitability of the site to accommodate small modular treatment uses.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Calne Sand Pit County Wildlife Site is approximately 380 meters north west of the site and Marsh lane Meadow County Wildlife Site is approximately 570 meters south east of the site. Old Camp Sandpit RIGS is approximately 160 meters west of the site. Potential for a waste treatment facility to significantly increase levels of traffic and release emissions via operations which would increase atmospheric pollution and cause potential deterioration of habitats. Any cumulative impacts resulting from other activities on or adjacent to the site will need to be considered. Location of facility within the site boundary will also be an important factor. Ecological survey required to confirm the level of impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Site is an area of hard-standing accommodating a number of waste uses; no ancient woodland or aged or veteran trees present. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.							

¹³ Please refer to Appendix H for details.

¹⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Hills Resource Recovery Centre, Compton Bassett

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been identified in the vicinity of the site. Potential for a waste treatment facility to increase the level of lighting and noise pollution and disturb these species. Ecological survey required to confirm the level of impact.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats have been recorded in the vicinity of the site. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an area of hard-standing accommodating a number of waste uses. No adverse impacts on green corridors and hedgerows.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified in the South West Nature Map as an area of potential expansion or maintenance. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
3. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ¹⁵ .	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impacts.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential for waste treatment facility to increase atmospheric pollution and noise levels via operations and increase traffic								

¹⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Hills Resource Recovery Centre, Compton Bassett

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		movements which may impact residential areas at Spreckley Park, Lower Compton and Compton Bassett. Assessment for noise and air quality required.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an area of hard-standing accommodating a number of waste uses. There are a few trees on site and a tree survey may be needed to establish whether these are protected.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste treatment facility to increase noise and vibration as a result of increased traffic and/or machinery and disturb surrounding residential areas. Impact unlikely to be significant though because operations are likely to be housed in-doors and residential areas are not immediately next to the site. The cumulative impact of other activities operating in proximity to the site, in particular traffic levels will need to be a key consideration.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste treatment facility to increase the level of odour and fumes through operations and an increase in traffic which may affect the surrounding residential areas. Impacts are unlikely to be significant because operations are housed in-doors.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	A waste treatment facility is likely to be housed indoors which means that operations are unlikely to attract vermin, pests and litter. The site is an existing waste operation and a waste treatment facility is unlikely to increase light pollution levels. No adverse impacts.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste treatment facility to increase atmospheric pollution through operations (e.g. particulates) and an increase in traffic which would impact surrounding residential areas.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.								

Hills Resource Recovery Centre, Compton Bassett

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an operational waste facility and therefore this grading does not apply. No adverse impacts.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an area of hard-standing and Greenfield within an active waste management site. No adverse impacts.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	New waste management development would be located on an existing waste management facility.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Potential for a waste treatment facility to have a significant adverse impact on the landscape setting of the area including the nearby North Wessex Downs AONB. Any waste facility would need to be sensitively designed and in keeping with structures already present on the site. A detailed landscape and visual impact assessment will be required. Energy from Waste facility is not considered suitable at this location due to the significant structure required. Other smaller modular forms of waste treatment may be accommodated subject to landscape assessment.								
2. To prevent the creation of unacceptable visual impacts.	8	Potential for a waste treatment facility to have a significant adverse impact on the landscape setting of the area including the nearby AONB. Any facility would need to be sensitively designed and in keeping with structures already present on the site. A detailed landscape and visual impact assessment required. Energy from Waste								

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		facility is not considered suitable at this location due to the significant structure required. Other smaller modular forms of waste treatment may be accommodated subject to landscape assessment.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A. Energy from Waste facility is not considered suitable at this location due to the significant structure required.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site benefits from existing site access approximately 880 meters from the A4 which is part of the HGV Route Network and PRN however a transport assessment will be required to examine the adequacy of the existing access and roads to accommodate additional transport movements.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The site is accessed through some residential areas. A transport assessment is required to examine the adequacy of the existing access and roads to accommodate additional transport movements.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.								

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The site is in Flood Zone 1.No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	There is on a Major Aquifer of Intermediate Vulnerability approximately 70 meters west of the site and a waste treatment facility will need to ensure against groundwater contamination. Hydrological survey may be required.							

Additional comments & recommendations/further information required:
<p>The site is potentially suitable to accommodate a Waste Treatment facility, excluding Energy from Waste due to the significant infrastructure required and its impact on the landscape of the area. Other smaller modular forms of Waste Treatment may be accommodated, subject to a landscape assessment.</p> <p>Detailed assessment required for:</p> <ul style="list-style-type: none"> - Ecology – potential impacts on County Wildlife Sites, protected or notable species; - Human health and amenity – potential impacts on air quality (including odour, dust and fumes) and noise and vibration levels; - Landscape and visual – potential impact on the landscape setting, AONB and views onto the site from surrounding residential areas; - Transport and access arrangements. <p>Other issues to be considered at the planning application stage:</p> <ul style="list-style-type: none"> - Human health and amenity – potential impacts on protected trees (if present) and potential impacts on nuisance levels; - Groundwater issues – potential for contamination.

Land east of HRC/WTS, Stanton St Quintin

Site details

Site name:	Land east of HRC/WTS, Stanton St Quintin	Date of appraisal:	19/10/2009
Site reference:	Inset Map 6 (I&O Report 2006)	Appraised by:	JM
Area:	North	Size of site (ha):	3.7 ha
Nearest settlement(s):	Stanton St Quintin	Land owner (if known):	
OS grid reference:	E 392539 N 179518	Site operator (if applicable):	N/A
Current use:	Greenfield	Existing waste uses on the site?	No

Potential allocation:

The site is adjacent to an existing HRC and therefore this option has not been appraised.

Site is not large enough to accommodate a landfill and therefore this option has not been appraised.

Potential for Waste Treatment, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

¹⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Land east of HRC/WTS, Stanton St Quintin

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	✓	Potential for composting and IWR/T to increase the level of dust and release emissions/spores that may pose significant health risks to people living and working in the surrounding area. Farms and businesses about the southern boundary of the site and for this reason composting and IWR/T uses should be excluded from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓			✓	No. The site is not situated on a playing field.	

Land east of HRC/WTS, Stanton St Quintin

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		✓	No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		✓	No. Site is not within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		✓	No. Site conforms.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		✓	No, however the site is on Minor Aquifers of Medium and High Vulnerability. Hydrological survey may be required to investigate any potential impacts from development.

Land east of HRC/WTS, Stanton St Quintin

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		✓		No. The site is in Flood Zone 1.
---	--	--	---	---	--	---	--	----------------------------------

Additional comments & recommendations:

Composting and IWR/T options should be ruled out because of potential human health impacts to local residents and workers in the surrounding area.

Site appraisal should be carried forward for Waste Treatment, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Site is Greenfield and any waste development type has potential to impact the Stanton St Quintin Quarry and Motorway Cutting SSSI which is approximately 575 meters west of the site. However because the site is located next to the M4 motorway impacts on air quality affecting the SSSI as a result of increased traffic movements are unlikely to be significant. For this reason, MRF/WTS and LR are unlikely to have an adverse impact. Waste treatment facility has potential to release emissions into the atmosphere which may have a limited adverse impact on the SSSI. Air quality survey may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Area of ancient woodland approximately 1 km north west of the site. Physical loss/damage unlikely. Potential for aged or veteran trees to be present as the site is Greenfield. Impacts from MRF/WTS and LR are unlikely to be greater than existing levels due to proximity to the M4 motorway. Waste treatment facility may release emissions which would have a limited adverse impact on atmospheric pollution although physical loss or damage to ancient woodland is unlikely. Air							

¹⁸ Please refer to Appendix H for details.

¹⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Land east of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		quality survey and tree survey may be required.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been identified in the area and because site is on Greenfield land an ecological survey will be required to confirm the level of impact. Potential for all waste development types to increase the level of lighting and noise pollution and disturb these species however opportunity for potential enhancement to protected or notable species through habitat creation.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats have been identified in proximity to the site however because the site is on Greenfield land an ecological survey will be required (see above). Protected species identified and therefore their habitats should be protected or mitigation measures identified.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is Greenfield land and although waste development may initially cause limited damage to green corridors and hedgerows there may be opportunities to create or enhance green corridors and hedgerows resulting in net gain in wildlife corridors. Survey of existing green corridors and hedgerows required.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site does not lie within a Strategic Nature Area, but an area of potential Woodland is identified north of the M4 motorway. The M4 acts as a natural boundary and therefore no adverse impacts anticipated.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.									
Historic Environment & Cultural Heritage											
4. To prevent development on sites, areas or structures of international,	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse									

Land east of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
national and local historic and cultural heritage importance and preserve their setting ²⁰ .		impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions that may increase atmospheric pollution and present health risks to people living and working in the surrounding area. Farms and businesses about the southern boundary of the site however site is not in proximity to residential areas and therefore impacts are unlikely to be significant.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is Greenfield and may contain protected trees. Tree survey may be required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase the level of traffic and increase the level of noise and vibration which may cause an annoyance to people living and working in the surrounding area. Farms and businesses about the southern boundary of the site however site is not in proximity to residential areas and therefore impacts are unlikely to be significant. Cumulative impacts associated with existing noise and vibration impacts of the M4 motorway will also need to be considered.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of dust and fumes. Potential for waste treatment facility to have a significant impact due to the scale of operations. Potential for waste treatment facility to also increase the level of odour depending on the type of technology. Farms and businesses about the southern boundary of the site however site is not in proximity to residential areas and therefore impacts are unlikely to be significant.								
5. To minimise potential detrimental	1 & 12	Potential for waste development types to increase levels of nuisance								

²⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Land east of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
impacts of nuisance (vermin, pests, litter and light pollution).		however the in-door nature of operations means that impacts are unlikely to be significant. Potential for waste treatment facility to increase the level of light (depending on scale and time of operations) which may affect farms and businesses in the surrounding area. However site is not in proximity to residential areas and therefore impacts are unlikely to be significant.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations thereby increasing atmospheric pollution levels. Air quality survey required.								
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Loss of grade 3 agricultural land. Further assessment required to determine exact grading (e.g. 3a).								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated in Development Plans for other land uses.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is Greenfield land.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	The site is adjacent to an existing HRC and WTS. There is potential to utilise the access of these facilities for future waste development.								

Land east of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is on Greenfield land and therefore there is concern regarding the landscape impact of any major built development. Waste treatment facility may have a greater impact on the current setting due to size and height of buildings in comparison to other waste development types which tend to be smaller however proximity to M4 motorway means that impacts are unlikely to be significant. Landscape assessment required.		Yellow	Yellow		Yellow		
2. To prevent the creation of unacceptable visual impacts.	8	Concerns regarding visual impact on surrounding area, especially views from the M4 and surrounding properties and businesses. Potential for waste treatment facility to have a significant visual impact due to the size and height of buildings. Buildings associated with other waste development types are likely to be smaller but may still cause visual impacts because the site is undeveloped. Scale, design and location will be important considerations. Landscape assessment required.		Yellow	Yellow		Orange		
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.		Light Green	Light Green		Light Green		
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Proposed uses conform to policy WCS2 and 3.		Light Green	Light Green		Light Green		
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site is located away from large concentrations of populations however impacts on farms and people working in the surrounding area to the south of the site will need to be considered.		Blue	Blue		Light Green		
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A. There is no population concentration in close proximity to the site.		Blue	Blue		Blue		
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire	5	The site benefits from good access to Junction 17 of the M4 motorway and the HGV route network. There is currently no access		Yellow	Yellow		Yellow		

Land east of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		into the site. Access could be gained from the existing HRC/WTS or directly onto the B4122. Additional infrastructure would be required in both instances.		Yellow	Yellow			Yellow	
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not be through residential or sensitive areas.		Green	Green			Green	
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.		Orange	Orange			Orange	
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impacts.		Blue	Blue			Blue	
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on Minor Aquifers of Medium and High Vulnerability and waste development will need to ensure against groundwater contamination. Potential for a waste treatment facility to produce contaminants which may impact groundwater and surface water quality. Groundwater Assessment may be required.		Yellow	Yellow			Orange	

Additional comments & recommendations/further information required:

Site potentially suitable for Waste Treatment, MRF/WTS and LR.

Detailed assessment required for:

- **Ecology** – potential impacts on SSSI/County Wildlife Site, ancient woodland, protected or notable species, habitats;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes) and noise and vibration levels;
- **Landscape and visual** – potential landscape impacts from built development and views onto the site from the M4, surrounding properties and businesses;
- **Transport and access arrangements**;
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on protected trees (if present) and nuisance levels;
- **Land use** – potential loss of grade 3 agricultural land.

Site details

Site name:	Land west of HRC/WTS		Date of appraisal:	05/11/09
Site reference:	New Site		Appraised by:	MC
Area:	North		Size of site (ha):	6.4 ha
Nearest settlement(s):	Stanton St Quintin		Land owner (if known):	Roger and David Sealy
OS grid reference:	E 391965	N 179461	Site operator (if applicable):	None
Current use:	None		Existing waste uses on the site?	None

Potential allocation:

Site is not large enough to accommodate a landfill and therefore this option has not been appraised.

An existing HRC neighbours the site and therefore this option has not been appraised.

Potential for MRF/WTS, LR, IWR/T and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

²¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

²² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Land west of HRC/WTS, Stanton St Quintin

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. No ancient woodland present or within 1km of site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	X	✓	No. Potential for composting to release spores that may pose significant health risks to people working on the depot to the east of the site. For this reason composting should be excluded from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓		✓	No. The site is not situated on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓		✓	No. Site not allocated for any other land uses.	

Land west of HRC/WTS, Stanton St Quintin

Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓		✓	No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓		✓	No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓		✓	No. Site conforms.
Water Environment								
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓		✓	The site is not in a Source Protection Zone. However, the majority of the site is on a Minor Aquifer of High Vulnerability. Groundwater Assessment may be required.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓	✓		✓	No. Site is in Flood Zone 1.

Additional comments & recommendations:

Composting should be ruled out from consideration due to potential release of spores which poses a health risk to people working on the depot to the east of the site.

Site appraisal should be carried forward for Waste Treatment, MRF/WTS, LR and IWR/T.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Site is Greenfield and any waste development in this location has potential to impact the Stanton St Quintin Quarry and Motorway Cutting SSSI /County Wildlife Site which is approximately 40 meters north west of the site. However because the site is located next to the M4 motorway, impacts on air quality affecting the SSSI as a result of increased traffic movements are unlikely to be significant. Potential for waste treatment facility to release emissions into the atmosphere through operations which may have limited adverse impacts on the SSSI/County Wildlife Site. Potential for IWR/T to increase the level of dust.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	There is an area of ancient woodland over 1.5 km north east of the site. Impacts from MRF/WTS and LR are unlikely to be greater than existing levels due to proximity to the M4 motorway. Waste treatment facility may release emissions, and IWR/T may increase levels of dust, which could have a limited adverse impact on atmospheric pollution, although physical loss or damage to ancient woodland is unlikely.							

²³ Please refer to Appendix H for details.

²⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Land west of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		Potential for aged or veteran trees to be present as the site is Greenfield. Air quality and tree survey may be required.		Blue	Blue	Yellow		Yellow	
3. To consider the effect of development on community forest.	1 & 6	Site is not within a community forest area. No adverse impact.		Blue	Blue	Blue		Blue	
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been identified in the area and because site is on Greenfield land an ecological survey will be required to confirm the level of impact. Potential for waste development types to increase the level of lighting and noise pollution and disturb these species however opportunity for potential enhancement to protected or notable species through habitat creation.		Green	Green	Green		Green	
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats have been identified in proximity to the site however site is on Greenfield land and therefore ecological survey will be required (see above). Protected species identified and therefore their habitats should be protected or mitigation measures identified.		Yellow	Yellow	Yellow		Yellow	
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is Greenfield land and although waste development may initially cause limited damage to green corridors and hedgerows there may be opportunities to create or enhance green corridors and hedgerows resulting in net gain in wildlife corridors. Survey of existing green corridors and hedgerows required.		Green	Green	Green		Green	
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.		Blue	Blue	Blue		Blue	
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 designated land in the North Wiltshire District Council Local Plan.		Green	Green	Green		Green	

Land west of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Historic Environment & Cultural Heritage										
5. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁵ .	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions/dust (greater for waste treatment facility and IWR/T) that may increase atmospheric pollution and present health risks to people living and working in the surrounding area. The site is surrounded by numerous farms and is in close proximity to a number of industrial uses to the east of the site. The settlement of Stanton St Quintin is located 0.9km to the north west of the site, the settlement of Lower Stanton St Quintin is located 1.2km to the north of the site (both across the motorway) and the settlements of Kington Langley and Sutton Benger are located 1.9km south and 2.1km south west of the site respectively. Any impacts of these areas will need to be considered, but any significant effects are unlikely.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is Greenfield and may contain protected trees. Tree survey may be required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Site is adjacent to Junction 17 of the M4 motorway which acts as a primary source of noise in the area and means that an increase in the level of traffic and subsequent increase in the level of noise and vibration as a result of waste development is unlikely to be significant. Nevertheless, impact on nearby farms, settlements and businesses will need to be considered. Cumulative impacts associated with existing noise and vibration impacts of M4 motorway will also need to be								

²⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Land west of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		considered.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of dust and fumes. Potential for waste treatment facility to have a greater impact due to scale of operations and also increase the level of odour depending on the type of technology. Potential for IWR/T to increase the level of dust as a result of operations. Dust levels would need to be controlled as the site borders the M4. Site is not in close proximity to residential areas and therefore impacts are unlikely to be significant.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for waste development types to increase levels of nuisance however the in-door nature of operations (excluding IWR/T) means that impacts are unlikely to be significant. Site is not in close proximity to residential areas and therefore impacts are unlikely to be significant.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly waste treatment) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. Site is not in close proximity to residential areas and therefore impacts are unlikely to be significant.								
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Loss of grade 3 agricultural land. Further assessment required to determine exact grading (e.g. 3a).								
2. To avoid prejudicing sites allocated in Development Plans for other land	4 & 7	Site is not allocated in the North Wiltshire District Local Plan for any specific land use.								

Land west of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
uses (e.g. housing, tourism, recreation, etc).									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is Greenfield land.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	The site is in close proximity to the existing HRC facility but the site currently has no existing waste management facilities on site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is on Greenfield land and there is concern regarding the landscape impact of any major built development. Waste treatment facility may have a greater impact on the current setting due to the size and height of buildings in comparison to other waste development types which tend to be smaller however proximity to M4 motorway (Junction 17) means that impacts are unlikely to be significant. Landscape assessment required. Design will be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Site benefits from having a significant shift in landscape height from the front of the site to the rear (bordering the motorway) which offers a natural form of screening to the M4. This relief of the land was created through the digging out of the motorway to form a screen from the motorway to surrounding areas of land. Natural screening provided by trees and hedges is also beneficial to the site. Despite this buildings may still cause visual impacts because the site is undeveloped. Scale, design and location will be important considerations. Design will be a key consideration. Landscape assessment required.							
3. To prevent inappropriate waste	8	Site is not located in the Green Belt.							

Land west of HRC/WTS, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
development in the Green Belt.									
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to the requirement of these policies.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	The site is not immediately near a residential area.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A. There is no population concentration in close proximity to the site.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site benefits from direct access to the Primary Route Network and the M4 however additional minor infrastructure will be required to form an access into the site. Transport assessment required to establish potential impacts on J17 of the M4.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not be through residential or sensitive areas.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and	1, 10 & 12	The site is not in a Source Protection Zone but is located on a Minor Aquifer of High Vulnerability and waste development types will need to ensure against groundwater contamination. Potential for a waste							

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
quantity of groundwater, surface water and drinking water resources.		treatment facility to produce contaminants which may impact groundwater and surface water quality. Hydrological survey may be required.							

Additional comments & recommendations/further information required:

This site has the potential to be a strategic facility because it benefits from good transport links and access to the M4. Potential impacts are unlikely to have a significant adverse impact on the surrounding environment.

Site potentially suitable for Waste Treatment, MRF/WTS, LR and IWR/T.

Detailed assessment required for

- **Ecology** – potential impacts on SSSI/County Wildlife Site, ancient woodland, protected or notable species, habitats;
- **Landscape and visual** – potential landscape impacts from built development and views onto the site from the M4 and surrounding area;
- **Transport and access arrangements;**
- **Groundwater issues and potential contamination.**

Other issues to be considered at the planning application stage:

- **Land use** – potential Loss of grade 3 agricultural land;
- **Human health and amenity** – potential impacts on protected trees (if present), impacts on air quality (including odour, dust and fumes), noise and vibration, and nuisance levels.

Site details

Site name:	Land North East of J17 of the M4		Date of appraisal:	12/11/2009
Site reference:	New site		Appraised by:	JM / AJ / MC
Area:	North		Size of site (ha):	8 ha
Nearest settlement(s):	Stanton St Quintin		Land owner (if known):	J Harley (Lease)
OS grid reference:	E 392561	N 179728	Site operator (if applicable):	N/A
Current use:	Brownfield land		Existing waste uses on the site?	None

Potential allocation:

Site is not large enough to accommodate a landfill and therefore this option has not been appraised.

The site is in close proximity to an existing HRC and therefore this option has not been appraised.

Potential for MRF/WTS, LR, IWR/T, Composting and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

²⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

²⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Land North East of J17 of the M4, Stanton St Quintin

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓	✓	No, although potential for composting and IWR/T to increase the level of dust and release emissions/spores that may pose a health risk to people living in properties north of the site. Bunds run along the northern part of the site and act as a barrier to the properties meaning impacts may not be significant. Further assessment needed before these uses are ruled on the grounds of human health impacts.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓	✓	No. The site is not situated on a playing field.	

Land North East of J17 of the M4, Stanton St Quintin

Land Use								
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓	✓	No. Site is not allocated for any other land uses.
Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓	✓	✓	No. Site is not within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓	✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓	✓	✓	No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓	✓	✓	No. Site conforms.
Water Environment								
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓	✓	✓	No. The site is not located within a Source Protection Zone but is located above Minor Aquifers of Intermediate and High Vulnerability. Groundwater assessment may be required.

Land North East of J17 of the M4, Stanton St Quintin

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓	✓	✓	✓		No. The site is in Flood Zone 1.
---	--	--	---	---	---	---	---	--	----------------------------------

Additional comments & recommendations:

The siting and design of any waste facility will need to be sensitive to properties north of the site.

Site appraisal should be carried forward for Waste Treatment, MRF/WTS, LR, IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The site is located 0.3 km to the east of Stanton St Quintin Quarry and Motorway Cutting SSSI/Wildlife Site. Potential for waste development type to increase atmospheric pollution however because the site is located next to the M4 motorway, impacts on air quality affecting the SSSI are unlikely to be significantly greater than existing levels. Potential for waste treatment and composting facility to release emissions into the atmosphere through operations which may have a limited adverse impact on the SSSI/County Wildlife Site and cause physical loss or damage to habitats and species within this designation. Potential for IWR/T and composting facility to increase the level of dust. Air quality survey required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	An area of ancient woodland is located approximately 0.8 km to the north east of the site. Physical loss/damage unlikely. Impacts from MRF/WTS and LR unlikely to be greater than existing levels due to proximity to the M4 motorway. Waste treatment and composting facilities may release emissions and IWR/T may increase dust levels							

²⁸ Please refer to Appendix H for details.

²⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Land North East of J17 of the M4, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		which would have a limited adverse impact on atmospheric pollution. Air quality survey required. Potential for aged or veteran trees as site is part Greenfield. Tree survey required.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been identified in the area and because the site is partially Greenfield an ecological survey will be required to confirm the level of impact. Potential for waste development types to increase the level of lighting and noise pollution and disturb these species however opportunity for potential enhancement to protected or notable species through habitat creation.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats have been identified in proximity to the site however site is part Greenfield therefore ecological survey will be required (see above). Protected species identified and therefore their habitats should be protected or mitigation measures identified.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is part Greenfield and although waste development may initially cause limited damage to green corridors and hedgerows there may be opportunities to create or enhance green corridors and hedgerows resulting in net gain in wildlife corridors. Survey of existing green corridors and hedgerows required.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Approximately a third of the site to the east is identified as an area of potential Woodland and Neutral Grassland in the South West Nature map. Development of this area would lead to loss of part of this designation.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is not allocated for B1 employment in the North Wiltshire Local Plan.									

Land North East of J17 of the M4, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Historic Environment & Cultural Heritage										
6. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁰ .	9	A SAM is located approximately 0.7 km north of the site. However distance between the site and the SAM means that increased disturbance (e.g. atmospheric pollution, noise, vibration, odour etc) is unlikely to reach this designation and have an adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Two houses abut the northern boundary of the site and bunds have been constructed on the site to provide a barrier to the motorway. Potential for waste development types to increase the level of traffic and release emissions/spores/dust (greater for waste treatment, composting and IWR/T) that may increase atmospheric pollution and present health risks to people living next to the site. Any facility would need to be sensitively located and designed. Stanton St Quintin is located 1.3km to the north west of the site, Lower Stanton St Quintin is location just over 1km to the north west of the site, Sutton Benger 1.7km to the south east and Upper Seagry 2km to the east of the site. Any impacts of these areas will need to be considered.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is part Greenfield and may contain protected trees. A tree survey will be required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Site is adjacent to Junction 17 of the M4 motorway which acts as a primary source of noise in the area and means that any increase in the level of traffic and subsequent increase in the level of noise and vibration as a result of waste development is unlikely to be significant. Nevertheless, impacts on two houses which abut the northern boundary of the site will need to be considered. Any facility would need to be sensitively located and designed. Cumulative impacts associated with existing noise and vibration impacts of M4 motorway								

³⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Land North East of J17 of the M4, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		will also need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of dust and fumes. Potential for waste treatment facility and composting to also increase the level of odour. Potential for IWR/T to significantly increase the level of dust. Dust levels would need to be controlled as the site borders the M4.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for waste development types to increase levels of nuisance however the in-door nature of operations means that impacts are unlikely to be significant(excluding IWR/T and composting which are outdoor operations). Potential for composting to attract vermin and pests and for IWR/T to increase levels of litter. Light pollution levels will also need to be controlled.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly waste treatment and composting) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. Air quality survey required.							
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. No adverse impacts.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site considered brownfield from previous activities. Therefore no impact.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated for any uses in the North Wiltshire Local Plan.							
3. To maximise the use of Brownfield	3 & 7	The majority of the site was previously developed for other proposed							

Land North East of J17 of the M4, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
land, redundant buildings and land within or adjacent to existing and planned industrial sites.		uses.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A. Site is not within an operating quarry.								
5. To seek to better utilise existing waste management facilities.	4	N/A.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is part Greenfield and benefits from screening that was constructed for previous use, nevertheless there is concern regarding the landscape impact of any major built development. Waste treatment facility may have a greater impact on the current setting due to size and height of buildings in comparison to other waste development types which tend to be smaller however proximity to M4 motorway (and Junction 17) means that impacts are unlikely to be significant. Landscape assessment required. Design will be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	Concerns regarding visual impact on surrounding area. Waste treatment facility likely to have a significant visual impact due to size and height of buildings. Buildings associated with other waste development types are likely to be smaller but may still cause visual impacts. Scale, design and location will be important considerations. The site is well screened (by bunds) as a result of previous uses on the site however there is potential for visual impact to neighbouring properties. Design will be a key consideration. Landscape assessment required.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy	5	Site conforms to the requirement of these policies.								

Land North East of J17 of the M4, Stanton St Quintin

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.										
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	An energy from waste facility on the site would need to take into account the two neighbouring properties to the north of the site. Any development would need to be sensitively located.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Two properties abut the northern boundary of the site. Potential for composting facility to release spores, generate odour, litter and attract vermin which may have a significant impact on people living in these properties. Detailed noise and air quality assessments will be required.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site benefits from good access to Junction 17 of the M4 and therefore the HGV route network. There is currently no access into the site. Surrounding roads are of an appropriate size but infrastructure upgrades may be required. A Transport assessment will be required to establish potential impacts on J17 of the M4.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not be through residential or sensitive areas.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface	1, 10 & 12	The site is not in a Source Protection Zone but is located on Minor Aquifers of High and Intermediate Vulnerability and waste development types will need to ensure against groundwater contamination. Potential for waste treatment and composting								

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
water and drinking water resources.		facilities to produce contaminants which may impact groundwater and surface water quality. Groundwater Assessment may be required.							

Additional comments & recommendations/further information required:

The site has potential to be a Strategic facility because it benefits from good transport links and access to the M4.

Two properties abut the northern boundary of the site; however the site is currently screened with bunds. The sensitive locating and design of composting, IWR/T and treatment facilities would be a requirement.

Detailed assessment required for:

- **Ecology** – potential impacts on SSSI/County Wildlife Site, ancient woodland, protected or notable species, habitats;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels;
- **Landscape and visual** – potential landscape impacts from built development and views onto the site from the M4 and surrounding area;
- **Transport and access arrangements**;
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on protected trees (if present) and nuisance levels.

Site details

Site name:	Park Grounds Farm	Date of appraisal:	26.10.2009
Site reference:	Inset Map 7 (I&O report 2006)	Appraised by:	AJ/JM
Area:	North	Size of site (ha):	59.6 ha
Nearest settlement(s):	Wootton Bassett	Land owner (if known):	Crapper & Sons Landfill Ltd
OS grid reference:	E 405054 N 183946	Site operator (if applicable):	Crapper & Sons Landfill Ltd
Current use:	Landraise, outdoor composting, inert recycling, skip processing plant (permission granted for a pyrolysis plant to treat waste timber and bio-crops)	Existing waste uses on the site?	See current uses

Potential allocation:

Existing waste uses on the site mean that there is no need to consider HRC, MRF/WTS, LR, IWR/T and composting at this location.

Potential for Waste Treatment facility and extension to existing Landraise.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³² on a SAC, SPA or Ramsar or its setting?					✓	✓	No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?					✓	✓	No. There are no nationally designated sites in close proximity to this site.	

³¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

³² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Park Grounds Farm, Wootton Bassett

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?						✓	✓	No, although there are a number of areas of ancient woodland within 1km north east of the site and any potential impacts on these areas will need to be considered.
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?						✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?						✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?						✓	✓	No, although Highgate Farm and several properties run along the B4042 which is north of the site and any potential impacts on these receptors will need to be considered.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?						✓	✓	No. The site is not situated on a playing field.
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?						✓	✓	No. There are no district local plan designations at this location.

Park Grounds Farm, Wootton Bassett

Landscape, Townscape & Visual					
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	No	✓	✓	No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	No. The site is not located in the Green Belt.
Locational					
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	No	✓	✓	No. Site conforms.
Water Environment					
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	No	✓	✓	A small part of the southern boundary of the site is on a minor aquifer of low vulnerability. Hydrological survey may be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	No	✓	✓	No, the site is in Flood Zone 1.

Additional comments & recommendations:

Site appraisal should be carried out for a Waste Treatment facility and extension to existing Landraise.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The site is an existing landraise however Withybed and Callow Hill Farm Meadow County Wildlife Sites abut the north and north eastern boundary of the site and any additional cumulative impacts on these areas as a result of further waste development will need to be considered. Potential for waste treatment and landfill to increase atmospheric pollution levels as a result of increased volumes of traffic, emissions and odour which may have a limited adverse impact on the County Wildlife Sites and cause physical loss or damage to habitats and species within these designations. Potential for these waste types to also generate noise and residue as part of operations which may disturb habitats.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	There are a number of areas of ancient woodland within 2 km north of the site. Increased atmospheric pollution (see above) may have an adverse impact although physical loss or damage is not likely. Cumulative effects will also need to be investigated. Air quality survey required. Potential for aged or veteran trees as areas of the site are							

³³ Please refer to Appendix H for details.

³⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Park Grounds Farm, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		undeveloped. Tree survey required.							
3. To consider the effect of development on community forest.	1 & 6	The whole site is in an area classified as community woodland. Areas of the site being considered for extension to landraise and waste treatment are undeveloped and may reduce future potential for community woodland development.							
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been recorded in the vicinity of the site. Potential for waste treatment to increase levels of lighting and noise and disturb these species. Ecological survey required to establish potential impacts. Extension of existing landraise offers an opportunity for potential enhancement to protected or notable species through habitat creation.							
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	A number of priority habitats are identified north of the site but these are separated from the site by roads. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats.							
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site comprises several fields and any extension to the existing landraise has potential to damage green corridors. However, this also offers a potential opportunity to create or enhance green corridors and hedgerows, resulting in net gain in wildlife corridors, through restoration. A waste treatment facility could be located within a field boundary and is therefore unlikely to lead to significant loss of green corridors. Ecological survey will be required to confirm the level of impact.							
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.							
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment	1 & 3	Site avoids B1 land.							

Park Grounds Farm, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
uses.									
Historic Environment & Cultural Heritage									
7. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁵ .	9	A number of archaeological features are located in the western half of the site. An archaeological survey will be required to establish any impacts.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Highgate Farm and several properties run along the B4042 which is north of the site and any impacts on these receptors will need to be considered. Potential for waste treatment and extension to landraise to increase traffic and noise levels, increase levels of dust, increase odour, release emissions and contaminants and generate litter and attract vermin which could impact these receptors. Cumulative impacts of existing and proposed uses will need to be considered. Assessments for noise, odour and air quality required.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Tree survey may be required as site comprises several fields containing trees. It is anticipated that development would be considerate of such features with protected trees retained on site.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste treatment to significantly increase the level of noise and vibration as a result of increased traffic and/or machinery which may impact farms and properties along the B4042. Extension to existing landraise is unlikely to have as great an effect on noise and vibration levels because the volume of traffic movements are unlikely to exceed existing operational levels. Nevertheless existing impacts are likely to be prolonged and the cumulative effect of this will need to be investigated.							
4. To minimise potential detrimental	1 & 12	Potential for waste treatment (depending on the type of technology)							

³⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Park Grounds Farm, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
impacts of odour, dust and fumes.		to impact odour, dust and fume levels on the site and surrounding areas because this would be an additional facility at the site. Extension to existing landraise is unlikely to have as great an effect on odour, dust and fume levels because the volume of traffic movements and scale and type of operations are unlikely to exceed existing operational levels. Nevertheless existing impacts are likely to be prolonged and the cumulative effect of this will need to be investigated.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for prolonged nuisance if the existing landraise is extended. Waste treatment would be an additional facility at the site. Potential for waste treatment to increase nuisance but impacts are unlikely to be significant due to indoor nature of operations (except for when technologies require outdoor stock-piling). Nuisance impacts associated with a waste treatment facility will need to be investigated. Cumulative effects of other waste uses operating on the site will also need to be considered.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase level of odour, dust and fumes as a result of operations and increased/prolonged traffic movements. Effects on air quality may impact properties along the B4042. Air quality survey required.							
7. To avoid loss of public footpaths and public rights of way.	1	Two PROWs run through the site. Impacts on the PROW will depend on the location of a landraise extension or waste facility within the site. Limited loss or temporary diversion may occur and any development would need to ensure that access to PROW was safeguarded.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	The land is open space with PROWs running through it however it has been a landraise site for many years and further development at this site is unlikely to have any adverse impact on the tourist economy, recreational facilities and open space. No adverse impact.							
Land Use									
1. To avoid development on sites of the	1, 4 & 7	Site is on grade 4 agricultural land. No adverse impact on grade 1, 2							

Park Grounds Farm, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
best and most versatile agricultural land.		and 3a.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is part Greenfield.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	The site could accommodate an extension to the existing landraise and a waste treatment facility could tie in with existing/permitted waste uses on the site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an existing landraise and therefore an extension to the landraise or a waste treatment facility at this location is unlikely to affect the existing setting. The scale and height of a waste treatment facility has potential to affect the setting and design of any facility will be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Visual impact of landraise is unlikely to be dramatically affected however the duration of the impacts would be prolonged if the existing landraise was extended. Landscape impacts, particularly from the B4042 to the north of the site will need to be considered. Scale and height of a waste treatment facility would be a key consideration in relation to views onto the site from nearby properties, B4042 and PROW as this would be a new feature on the landscape.							
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.							

Park Grounds Farm, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to the requirement of these policies.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Highgate Farm and several properties run along the B4042 which is north of the site; any impacts on these receptors as a result of an energy from waste facility will need to be considered.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A (a composting facility already occupies the site).							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is accessed via the B4042 (some of its length is part of the HGV Route Network) which is approximately 5.5 km from the M4. The site is an existing landraise and the existing infrastructure is likely to be sufficient to deal with an extension to the existing landraise and/or waste treatment facility.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	A number of properties are situated along the B4042 to the east of the site access. The B4042 also creates the north eastern border of Wootton Bassett. Vehicles travelling to or from the site are likely to pass residential areas and sensitive land uses. The suitability of access from the B4042 will also need to be investigated.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	Significant infrastructure would be required to transport waste by rail or water. No feasible opportunity available.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any	1, 10 & 12	A small part of the southern boundary of the site is on a Minor Aquifer of Low Vulnerability however waste treatment can be located away							

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.		from this area. No adverse impact. Drainage concerns (flooding issues associated with the Thunderbrook) linked with the landraise to the south of the site and a hydrological survey will be required to investigate any potential impacts from development.								

Additional comments & recommendations/further information required:

The site would be best suited to accommodate a waste treatment facility or an extension to the existing landraise.

Detailed assessments required for:

- **Ecology** – potential impacts on the Withybed and Callow Hill Farm Meadow County Wildlife Sites, ancient woodland, community woodland, protected or notable species;
- **Cultural Heritage** – Impacts on archaeological features located in the western half of the site;
- **Human health and amenity** – potential impacts on air quality (odour, dust and fumes), noise and vibration levels which may impact properties along the B4042, limited loss or temporary diversion of PROWs;
- **Landscape and visual** – potential landscape impacts from built development, prolonged landraise activity and views onto the site from nearby receptors (e.g. B4042 and PROW);
- **Transport and access arrangements** - access from the B4042 to the north of the site;
- **Flooding and groundwater issues** – including potential contamination associated with existing landraise.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on protected trees (if present) and nuisance levels.

Site details

Site name:	Studley Grange Waste Management Facility, Wootton Bassett		Date of appraisal:	17/11/2009
Site reference:	Inset Map 8 (I&O Report 2006).		Appraised by:	JM
Area:	North		Size of site (ha):	54.5 ha
Nearest settlement(s):	Wootton Bassett		Land owner (if known):	Biffa
OS grid reference:	E 410128	N 181926	Site operator (if applicable):	Biffa
Current use:	Non-Hazardous Landfill, LR		Existing waste uses on the site?	Yes as current uses. Permission is also in place for C and a WTS/LR (not operational).

Potential allocation:

No need to appraise the site for potential Composting and LR facilities due to existing planning permissions.

HRC is not required in this area and is therefore not considered either.

Potential for extension to Landfill operation, Waste Treatment, MRF/WTS and IWR/T.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³⁷ on a SAC, SPA or Ramsar or its setting?		✓		✓		✓	✓	No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓		✓		✓	✓	No. There are no nationally designated sites in close proximity to this site.

³⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

³⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Studley Grange Waste Management Facility, Wootton Bassett

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓		✓		✓	✓	No. There is no ancient woodland in close proximity to this site.
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓		✓		✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓		✓		✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓		✓		✓	✓	Potential for waste development types (particularly waste treatment facility and extension to landfill) to increase atmospheric pollution and/or release contaminants. Concerns regarding impacts upon Padbrook Farm which borders the western boundary of the site, Cam Court Farm 400 meters south of the site and the Garden Centre and nursery which abuts the eastern boundary. Any waste development type would need to ensure that there would be no adverse impacts on human health and amenity.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓		✓		✓	✓	No. The site is not situated on a playing field.

Studley Grange Waste Management Facility, Wootton Bassett

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓		✓	Site is not allocated for any other uses.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓		✓	No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓		✓	No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓		✓	Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓		✓	The site is located over non aquifer.

Studley Grange Waste Management Facility, Wootton Bassett

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓		✓		✓	✓	The site contains a small area of Flood Zone 2 within its boundary. Flood risk assessment required and any waste development would need to ensure against flood risk.
---	--	--	---	--	---	--	---	---	---

Additional comments & recommendations:

Concerns regarding impacts on nearby receptors however there is not enough evidence at this stage to exclude any waste options from the appraisal process.

Site appraisal should be carried forward for extension to Landfill, Waste Treatment, MRF/WTS and IWR/T.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity										
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Morningside Farm Meadows and Chaddington Lane Verge County Wildlife Sites are located adjacent to the site. Potential for waste development types to increase levels of traffic and/or release emissions via operations which could increase atmospheric pollution and cause potential deterioration of habitats. Any cumulative impacts resulting from other activities on the site will need to be considered. Location of waste development type within the site boundary will also be an important consideration. Ecological survey required to confirm the level of impact.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site has large areas of restored landfill and Greenfield areas which may contain aged or veteran trees. Tree survey required.								
3. To consider the effect of development on community forest.	1 & 6	The site is located within a community woodland/forest area and parts of the restored landfill have been replanted. Potential for waste development types to increase levels of traffic and/or release emissions via operations which would increase atmospheric pollution								

³⁸ Please refer to Appendix H for details.

³⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Studley Grange Waste Management Facility, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		and affect tree habitats. Potential for waste development to restrict recreational potential of planted woodland due to health concerns. Ecological survey required to confirm the level of impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	Site has large areas of restored landfill and Greenfield areas. Badgers have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Ecological survey will be required to confirm the level of impact. Extension of existing landfill offers an opportunity for potential enhancement to protected or notable species through habitat creation.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site has large areas of restored landfill and Greenfield areas and contains two areas of priority habitat (broadleaved, mixed and yew woodland) within its boundary. Other areas of priority habitat also border parts of the north, west and southern site boundary. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these habitats. Ecological survey required.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site has large areas of restored landfill and Greenfield areas and therefore waste development at this location has potential to cause damage to green corridors and hedgerows. However landfill also offers a potential opportunity to create or enhance green corridors and hedgerows, resulting in net gain in wildlife corridors, through restoration. The location of development within the site will be a key factor determining the level of impact. Ecological survey required.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified in the South West Nature Map as an area of potential expansion or maintenance. No adverse impact.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.									

Studley Grange Waste Management Facility, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Historic Environment & Cultural Heritage										
8. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁴⁰ .	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential for extension to landfill, waste treatment and IWR/T to have significant adverse impacts on Padbrook Farm which borders the western boundary of the site, Cam Court Farm 400 meters south of the site and the garden centre and nursery which abuts the eastern boundary. Potential for MRF/WTS to have a limited adverse impact due to the fact that operations are mainly housed in-doors and can involve fewer transport movements. Any waste development must ensure that all potential adverse impacts are mitigated.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site has large areas of restored landfill and Greenfield areas and may contain protected trees. Potential for loss or damage depending on location of development, and impacts from air pollution. A tree survey will be required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for all waste development types to increase noise and vibration as a result of increased traffic and/or machinery. Potential for waste treatment facility and extension to landfill to have a significant impact due to the scale of operations. The cumulative impact of other activities operating on the site will be a key consideration.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase odour (especially landfill), dust (especially IWR/T) and fume levels (especially waste treatment) as a result of operations and an increase in traffic. Potential for MRF/WTS to have limited adverse impacts due to smaller								

⁴⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Studley Grange Waste Management Facility, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		scale of operations. The cumulative impact of other activities operating on the site will be a key consideration.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for an extension to landfill to attract vermin and significantly increase nuisance levels. Other waste development types also have potential to increase nuisance levels but to a lesser extent due to the fact that they are mainly housed indoors (with the exception of IWR/T). The cumulative impact of other activities operating on the site will be a key consideration.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for all waste development types (particularly waste treatment facility and landfill) to increase the level of traffic and therefore atmospheric pollution. Potential for IWR/T to also increase the level of dust. Potential for MRF/WTS to have a limited adverse impact due to smaller scale of operations.									
7. To avoid loss of public footpaths and public rights of way.	1	A number of PROWs cross the site and sufficient mitigation or re-alignment may be required. Location of waste type development within the site boundary will be a key consideration.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Site borders the Wilts and Berks Canal. Potential to affect future restoration of the canal. Any development should not impact upon potential restoration of the canal.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is located on grade 3 agricultural land however the site is an operational waste management facility and therefore the land is of limited agricultural value. No adverse impact.									
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	No allocation however the site is located in the North Wilts/Swindon rural buffer and there may be a limited adverse impact on this.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is a mixture of developed land and Greenfield land.									

Studley Grange Waste Management Facility, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site exports limited amounts of clay from engineering works.								
5. To seek to better utilise existing waste management facilities.	4	The site is an operational waste facility.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an existing waste operation and although it is well screened the cumulative effects of any additional development or extension to landfill must be considered, especially in relation to nearby farms and business. The noise of operations and potential increase in the level of traffic is likely to have an effect on the overall levels of tranquillity and sense of remoteness of the area. Landscape assessment will be required.								
2. To prevent the creation of unacceptable visual impacts.	8	Views of the site from PROWs and views from nearby farms and business would need to be considered for any waste development but particularly in relation to size, height and location of buildings/operations. Landscape assessment will be required.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to the requirement of these policies.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	No significant concentrations of population in close proximity to the site. Location of an energy from waste facility within the site boundary would require careful consideration to minimise any potential impacts.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with	5	The site does not have direct access to the HGV Route Network or								

Studley Grange Waste Management Facility, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		PRN but benefits from an existing access and is less than 1km from the A3102 which is part of the HGV Route Network and M4. Transport Assessment may be required for any additional traffic on junction 16 of the M4.		Yellow		Yellow		Yellow	Yellow	
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Site is not accessed through residential or sensitive land use areas.		Green		Green		Green	Green	
3. To promote transportation of waste materials by rail or water wherever possible.	5	Site is located next to the Wilts and Berk canal however there is no feasible opportunity to transport waste via this means.		Orange		Orange		Orange	Orange	
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The site contains a small area of Flood Zone 2 and there is potential for any waste development type to increase the risk of flooding. Potential for extension to landfill to significantly impact flood risk. Flood risk assessment may be required.		Yellow		Yellow		Yellow	Orange	
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Although the site is outside a Source Protection Zone and is not on an aquifer there is potential for a waste treatment facility and extension to landfill to produce contaminants (e.g. waste water/residue) which may impact groundwater and surface water quality. Other waste types are not likely to have adverse impacts. Hydrological survey may be required.		Blue		Blue		Yellow	Yellow	

Additional comments & recommendations/further information required:

Site potentially suitable for an extension to Landfill, Waste Treatment, MRF/WTS and IWR/T facility.

Any development on the site must demonstrate that it would not have significant adverse impacts upon Padbrook Farm, Can Court Farm and the Garden Centre and Nursery or affect the potential restoration of the Wilts and Berks canal.

Detailed assessments required for:

- **Ecology** – potential impacts on nearby County Wildlife Sites, community woodland, protected or notable species, priority habitat, green corridors and hedgerows;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting nearby receptors, loss or damage to PROWs and potential restoration of the Wilts and Berks Canal;
- **Landscape and visual** – potential landscape impacts from built development and views onto the site from nearby receptors and PROWs;
- **Transport and access arrangements** – impacts of Junction 16 of the M4;
- **Flood risk and groundwater issues** - potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on protected trees (if present) and nuisance levels.

Site details

Site name:	Barnground, South Cerney	Date of appraisal:	26/11/2009
Site reference:	Inset Map 30 (I&O report 2006)	Appraised by:	JM / AJ
Area:	North	Size of site (ha):	1.4 ha
Nearest settlement(s):	South Cerney	Land owner (if known):	Hills Waste Solutions
OS grid reference:	E 404164 N 196088	Site operator (if applicable):	N/A
Current use:	Former landfill site, area marked is a disused hardstanding area.	Existing waste uses on the site?	Former landfill site.

Potential allocation:

Site is not large enough to accommodate a Landfill or Waste Treatment facility and therefore these options have not been appraised.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁴¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓		Clattinger Farm SAC is approximately 3.2 km south west of the site and North Meadow SAC is located approximately 4.5 km south east of the site. Any potential impacts on these sites will need to be considered.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓		Clattinger Farm SSSI is approximately 3.2 km south west of the site, Pike corner SSSI is approximately 2.4 km south of the site, Upper Waterhay SSSI is approximately 3.3 km south east of the site and	

⁴¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Barnground, South Cerney

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								Acres Farm Meadow SSSI is located approximately 3.5km south west of the site. Any potential impacts on these sites will need to be considered.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓		No, although the site is surrounded by numerous SAMs, the closest of which is approximately 0.4 km south west of the site And any potential impacts on these will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X		The site is approximately 0.6 km south west of South Cerney. A property abuts the southern boundary of the site and there is an industrial building approximately 160 meters south of the site. A school is located approximately 0.5 km north east of the site. Potential for composting and IWR/T facilities to significantly increase the level of dust and odour and release spores into the atmosphere which may pose significant human health impacts to people living and/or working in close proximity to the site. Remove	

Barnground, South Cerney

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓				No. There are no other uses allocated to this site in other plans.	
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓				No. Site is not located in an AONB or in close proximity to an AONB.	
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓				No. Site is not located within the New Forest National Park or in close proximity to it.	
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓				No. The site is not located in the Green Belt.	

Barnground, South Cerney

Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The site is located within Source Protection Zone 2 and is on a Minor Aquifer of Intermediate Vulnerability and partially within an area of Minor Aquifer of High Vulnerability. Hydrological survey will be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Remove IWR/T and Composting facilities from further consideration on the grounds of potential human health impacts because the site is in proximity to residential areas, workplaces and a school.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Potential for waste development to increase the level of traffic (particularly HRC) and increase atmospheric pollution which could cause deterioration of habitat in designations. Clattinger Farm SAC is approximately 3.2 km south west of the site whilst North Meadow SAC is approximately 4.5 km south east of the site. The Minerals and Waste Habitats Regulations Assessment acknowledges that potential adverse effects from air pollution and dust typically diminish with distance and that impacts on sites which are beyond 2 km are extremely unlikely. Similarly, although there are several SSSIs within proximity to the site none of these are within 2 km meaning that impacts on these designations are unlikely to be adverse (Clattinger Farm SSSI: 3.2km south west, Pike corner SSSI: 2.4km south, Upper Waterhay SSSI: 3.3km south east, Acres Farm Meadow SSSI: 3.5km south west of the site). Cotswold Water Park, Pits 25, 26, 27 and 62 County Wildlife Site is approximately 130 meters south east of the site and therefore may							

⁴³ Please refer to Appendix H for details.

⁴⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Barnground, South Cerney

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		experience some negative effects as a result of HRC facility. An ecological survey may be required to identify any potential impacts on this designation.	Yellow	Blue	Blue					
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is a former landfill site and therefore presence of aged or veteran trees is unlikely. No adverse impact.	Blue	Blue	Blue					
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.	Blue	Blue	Blue					
4. To avoid development that would impact on populations of protected or notable species.	6	No protected or notable species have been identified in the area but because the site is a former landfill an ecological survey will be required. Potential for waste development types to increase the level of lighting and noise pollution and disturb species if they are present. The site is located close to Cerney Wick Brook which is known to support a number of protected species. Ecological survey required to confirm the level of impact.	Yellow	Yellow	Yellow					
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitat is identified in proximity to the site however site is a former landfill and an ecological survey will be required to establish presence of BAP habitats and other habitats of notable ecological value.	Yellow	Yellow	Yellow					
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is a former landfill and may contain green corridors and hedgerows. Survey of existing green corridors and hedgerows required to establish potential loss or damage.	Yellow	Yellow	Yellow					
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Cotswold Water Park West Strategic Nature Area surrounds the site but the site itself is not in an area that can contribute to the objectives of the South West Nature Map and there is no potential to link up with this. No adverse impacts.	Blue	Blue	Blue					
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.	Green	Green	Green					

Barnground, South Cerney

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Historic Environment & Cultural Heritage									
9. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁴⁵ .	9	The site is surrounded by SAMs, the closest of which is located 0.4 km to the south west of the site. Potential for waste development (particularly HRC) to increase disturbance (e.g. atmospheric pollution, noise, vibration, odour etc) and affect the setting of the SAM. Archaeological survey may be required to confirm the level of impact.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is fairly remote and is located approximately 0.6 km to the south of South Cerney. A property abuts the southern boundary of the site and there is an industrial building approximately 160 meters south of the site. A school is located approximately 0.5 km north east of the site. Potential for waste development types to increase the level of traffic and release emissions/dust as part of operations (greater for HRC) that may increase atmospheric and noise pollution and present health risks to people living and working in the surrounding area.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is restored landfill and therefore site may contain protected trees. Tree survey required.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase the level of traffic as part of operations and significantly increase the level of noise and vibration which would affect the industrial building(s) which are approximately 160 meters south of the site. MRF/WTS and LR facilities, in comparison, tend to involve fewer transport movements and are less likely to have a significant impact.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC to significantly increase odour, dust and fume levels via an increase in traffic, operations and/or machinery. Potential for MRF/WTS and LR to only increase fumes due to indoor nature of operations. Impacts on adjacent property and industrial uses to the							

⁴⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Barnground, South Cerney

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		south of the site and school north east of the site will need to be considered.	Orange	Yellow	Yellow				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to significantly increase the level of nuisance in the surrounding area due to the outdoor nature of operations. MRF/WTS and LR facilities tend to be housed indoors (unless outdoor stock-piling is used as part of operations) and consequently this means that impacts are unlikely to be significant.	Orange	Yellow	Yellow				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level of traffic and release emissions as part of operations thereby increasing atmospheric pollution levels. MRF/WTS and LR likely to have less of an impact because these are housed indoors. Air quality survey required.	Orange	Yellow	Yellow				
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impact.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.	Blue	Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is partially located over grades 2 and 3 agricultural land however the site is an area of hard standing and was a former landfill which means that this grading does not apply. No adverse impact.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated for any particular land uses in the North Wiltshire District Local Plan.	Light Green	Light Green	Light Green				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is previously used land and is classified as Brownfield.	Light Green	Light Green	Light Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing	4	Site is a former landfill. No adverse impact.	Blue	Blue	Blue				

Barnground, South Cerney

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
waste management facilities.									
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is a former landfill which has been returned to green space and there is concern regarding the landscape impact of any major built development on the existing setting. Potential for MRF/WTS and LR to have a greater impact on the current setting due to size and height of buildings in comparison to HRC which tend to be smaller. Landscape assessment required. Design will be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Potential for MRF/WTS and LR to have a significant visual impact due to size and height of buildings. Structures associated with HRC tend to be smaller but may still create visual impacts because of the open, out-door nature of operations. Scale, design and location will be important considerations. Potential for adverse visual impacts to affect the residential property and industrial uses to the south of the site. Design will be a key consideration. Landscape assessment required.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire	5	The site is approximately 230 meters north of the B4696 which is listed as an 'adjoining stretch of the PRN' because it is approximately 700							

Barnground, South Cerney

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		meters from the A419 (part of the Wiltshire HGV Route Network). Site will require significant infrastructure improvements for any waste development. The site suffers from poor space for turning vehicles (there is no turning lane into the site) and no space for potential queuing traffic associated with HRC operations. For this reason, HRC should be excluded from further consideration on this site. Transport Assessment will be required to establish potential impacts of other waste developments.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site will require travel through areas designated as a County Wildlife site and any potential impacts (see previous explanation of impacts) will need to be considered.									
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity available.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1 however previous uses of the site (former landfill) means that surface water may be an issue. Hydrological survey will be required to investigate potential impacts.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is located on Source Protection Zone 2 and is on a Minor Aquifer of Intermediate Vulnerability and partially within a Minor Aquifer of High Vulnerability. Hydrological survey will be required to investigate any potential impacts from development.									

Additional comments & recommendations/further information required:

A HRC facility would not be appropriate at this site due to poor access arrangements and a lack of space to accommodate queuing traffic.

Noise, vibration, nuisance etc could be an issue with nearby properties and industrial uses to the south of the site. Appropriate mitigation will be required.

Site potentially suitable for MRF/WTS and LR.

Detailed assessment required for:

- **Ecology** – potential impacts on nearby SACs, SSSIs, County Wildlife Sites, protected or notable species/habitats, green corridors and hedgerows;
- **Cultural Heritage** – potential impacts on nearby SAMs;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting nearby receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby residential and industrial uses;
- **Transport and access arrangements**;
- **Flooding, groundwater and surface water issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels.

Site details

Site name:	Whitehills Industrial Estate	Date of appraisal:	03/09/09
Site reference:	Inset Map 33 (I & O report 06)	Appraised by:	MC
Area:	North	Size of site (ha):	7.3 ha
Nearest settlement(s):	Wootton Bassett	Land owner (if known):	Unknown
OS grid reference:	E 405929 N 182302	Site operator (if applicable):	N/A
Current use:	Existing Industrial Estate	Existing waste uses on the site?	None

Potential allocation:

Landfill has not been considered at this location because the site is an established industrial estate and is situated in close proximity to residential areas.

HRC has not been considered because the size of the site indicates that this option would not be feasible.

Potential for MRF/WTS, LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁴⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁴⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Whitehills Industrial Estate, Wootton Bassett

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No, although there is an area of ancient woodland approximately 1.5 km south west of the site and any potential impacts on this will need to be considered. Loss or damage to the woodland is not likely.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although a SAM is approximately 1.2 km north west of the site and any potential impacts on this site will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	A residential estate abuts the south eastern boundary of the industrial estate. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions etc) via an increase in transport and/or operations which could affect other occupiers/users of the site and also people living in proximity to the site. These waste options would also not be compatible with existing uses on the industrial estate. Remove these waste development types from further consideration.	

Whitehills Industrial Estate, Wootton Bassett

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No. The site is not situated on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located within an AONB however the North Wessex Downs AONB is located approximately 4.8 km south east of the site and any potential impacts on this designation will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.

Whitehills Industrial Estate, Wootton Bassett

Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		No. The site is located outside any areas of sensitive groundwater.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. The site is in Flood Zone 1.

Additional comments & recommendations:

A residential estate abuts the south eastern boundary of the site and IWR/T, Composting and Waste Treatment should be ruled out on the basis of potential impacts to human health.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are no sites of international, national, regional and local importance in proximity to the site. No adverse impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Area of ancient woodland is located approximately 1.5 km south west of the site however this is separated from the site by two railway lines and impacts on this site as a result of waste development are not envisaged. Site is an existing industrial estate and presence of aged or veteran trees is unlikely. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	The site falls within designated community forest area (Great Western), however it is already a developed industrial estate and therefore impacts on this designation are extremely unlikely. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	Site is a developed industrial estate and no protected or notable species have been recorded in the immediate vicinity of the site. However, hedgerows surround the site boundary and an ecological							

⁴⁸ Please refer to Appendix H for details.

⁴⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Whitehills Industrial Estate, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		survey may be required to establish presence of species.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	There are three priority habitats within 1 km of the site however these are separated from the site by roads or railway lines. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate however hedgerows surround the site boundary and an ecological survey may be required to establish potential impacts.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site may lead to a minor deficiency for B1 uses.								
Historic Environment & Cultural Heritage										
10. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵⁰ .	9	A SAM is approximately 1.2 km north west of the site however it is separated from site by a road and railway. Waste development at the site is likely to replace an existing use on the industrial estate and therefore additional impacts on the SAM as a result of waste development are not envisaged. No adverse impacts.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	A residential estate abuts the south eastern boundary of the site and a designated area of allotment land is located approximately 0.4 km north east of the site. The site is an industrial estate however there is potential for MRF/WTS to increase the levels of existing traffic using the								

⁵⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Whitehills Industrial Estate, Wootton Bassett

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		industrial estate due to scale of operations and in return increase atmospheric pollution and noise levels which may impact the surrounding areas. LR facilities tend to be smaller in scale and are therefore unlikely to have an adverse impact on current levels of traffic, noise and atmospheric pollution.		Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.		Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate however there is potential for MRF/WTS to increase current levels of traffic using the industrial estate due to scale of operations and therefore increase the level of noise and vibration. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on the residential area which abuts the south eastern boundary of the site, including impacts on people working on and visiting the industrial estate will need to be considered.		Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	MRF/WTS operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact.		Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	MRF/WTS and LR are unlikely to increase the level of nuisance in the industrial estate and surrounding area because operations mainly take place indoors (unless outdoor stock-piling is required). No adverse impacts.		Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock-piling is required). Mitigation is considered achievable. The small scale nature of a LR facility means		Yellow	Blue				

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		that impacts are unlikely to be adverse.		Yellow	Blue					
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impact.		Blue	Blue					
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.		Blue	Blue					
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply. No adverse impact.		Blue	Blue					
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.		Green	Green					
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is developed industrial land.		Green	Green					
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue					
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on site.		Blue	Blue					
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is an industrial estate. Potential for MRF/WTS to affect the setting of the industrial estate if building is larger in scale than existing buildings on the site. LR facilities tend to be smaller in scale and are therefore more likely to fit in with existing buildings on the site; impacts are unlikely to be adverse. Design of any treatment facilities would be a key consideration.		Yellow	Blue					
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste facility would be required to fit in with existing buildings. MRF/WTS facility is likely to cause a greater impact		Yellow	Blue					

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		than LR facility due to size and height of buildings. LR facility is unlikely to have a visual impact. Views from the adjacent residential estate will need to be considered.		Yellow	Blue					
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.		Green	Green					
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.		Green	Green					
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue					
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue					
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site is approximately 200 meters from the A3102 which is part of the Wiltshire HGV Route Network. Minor improvements to the existing infrastructure of the industrial estate may be required and a Transport Assessment may be needed to assess the capacity of likely transport routes to accommodate any predicted increases in traffic.		Yellow	Yellow					
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to site is via a C-class road which is used to access the adjacent residential area. Transport assessment will be required to establish the level of impact.		Yellow	Yellow					
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line forms the southern boundary of the site however significant infrastructure would be required to make use of this facility. This is very unlikely. No potential for transport by water.		Orange	Orange					

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is located in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is not in a Source Protection Zone or an aquifer. No adverse impacts however potential contamination issues from previous uses will need to be considered.							

Additional comments & recommendations/further information required:
<p>Site potentially suitable for MRF/WTS and LR facilities.</p> <p>Proximity of the site to residential areas means that visual and human health impacts will need to be considered, especially if waste development buildings are likely to be larger than current buildings on the site or exacerbate or increase existing impacts. The design and scale of any waste management development will be essential in minimising potential impacts.</p> <p>Detailed assessments required for:</p> <ul style="list-style-type: none"> - Ecology – potential impacts on ancient woodland, community forest, protected or notable species/habitats; - Landscape and visual – potential impacts on existing setting and views onto the site from the surrounding area; - Transport and access arrangements. <p>Other issues to be considered at the planning application stage:</p> <ul style="list-style-type: none"> - Human health and amenity – potential impacts on air quality (including fumes), noise and vibration levels affecting nearby receptors; - Groundwater issues - potential contamination from previous uses on the site.

Site details

Site name:	Bumpers Farm Industrial Estate		Date of appraisal:	27/07/09
Site reference:	Inset Map 34 (I and O report 06)		Appraised by:	MC
Area:	North		Size of site (ha):	25.9 ha
Nearest settlement(s):	Chippenham		Land owner (if known):	Various
OS grid reference:	E 389936	N 173889	Site operator (if applicable):	N/A
Current use:	Industrial/retail use		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for HRC, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁵¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁵² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁵¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁵² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Bumpers Farm Industrial Estate, Chippenham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No, although there is an area of ancient woodland approximately 300 meters south of the site and 1.5 km west of the site and any potential impacts on these will need to be considered.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. The site is located over 1 km east of Sheldon Manor and areas designated as SAMs. Any potential impacts on these designations will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Residential areas surround the industrial estate on three sides (north east, east and south). Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions etc) via an increase in transport and/or operations which could affect other occupiers/users of the site and also people living in proximity to the site. These waste options would also not be compatible with existing uses on the industrial estate. Remove these waste development types from further consideration.	

Bumpers Farm Industrial Estate, Chippenham

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓		No. The site is not situated on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		The North Wiltshire District Local Plan allocates the site as employment land. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The site is located on a Minor Aquifer of High Vulnerability and a Source Protection Zone of grade 2. Groundwater assessment may be required to adequately assess impacts.

Bumpers Farm Industrial Estate, Chippenham

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. The site is in Flood Zone 1.
---	--	---	---	---	--	----------------------------------

Additional comments & recommendations:

The location of the industrial estate on the outskirts of a residential area and existing uses operating on the site (including retail) mean that the site is not suitable or compatible with Composting, IWR/T or Waste Treatment facilities. These waste options have been excluded from further consideration.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are no sites of international, national, regional and local importance in proximity to the site. No adverse impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Areas of ancient woodland are approximately 300 meters south of the site and 1.5 km west of the site however these are separated from the site by roads and/or residential areas which means impacts on these sites as a result of waste development are not envisaged. Loss or damage is unlikely. Site is an industrial estate and presence of aged or veteran trees is unlikely. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.							
4. To avoid development that would impact on populations of protected or notable species.	6	Site is a developed industrial estate and no protected or notable species have been recorded in the immediate vicinity of the site. No adverse impacts.							
5. To avoid development that would	6	Priority habitat is approximately 18 meters south of the site however							

⁵³ Please refer to Appendix H for details.

⁵⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Bumpers Farm Industrial Estate, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.		this is separated from the site by housing and it is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.	Blue	Blue	Blue				
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate however hedgerows are present on the site as part of the site aesthetics and ecological survey may be required to establish potential impacts (such as increased noise and vibration creating a disturbance).	Yellow	Yellow	Yellow				
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue				
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is well used by a number of employment and retail uses. Potential for a waste management development in this location to lead to a minor deficiency of land allocated for B1 employment uses.	Yellow	Yellow	Yellow				
Historic Environment & Cultural Heritage									
11. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵⁵ .	9	The site is over 1 km east of Sheldon Manor (a historic park and garden) and areas designated as SAMs. These designations are separated from the site by the A350 and impacts on the Manor and SAMs as a result of waste development are not envisaged. No adverse impacts.	Blue	Blue	Blue				
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Residential areas surround the industrial estate on three sides (north east, east and south). The industrial estate is well used by a variety of office and retail uses and low rise small scale factories. Waste development at this location is likely to replace an existing use on the industrial estate and therefore most impacts, such as noise and atmospheric pollution, are unlikely to be significant except in the case	Orange	Yellow	Blue				

⁵⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Bumpers Farm Industrial Estate, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		of a HRC which has potential to significantly increase the level of traffic in comparison to other waste development types. MRF/WTS likely to have a limited impact. LR facilities are unlikely to exacerbate existing impacts; no adverse impact.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate however there is potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations in comparison to existing uses on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on adjacent residential areas, including impacts on people working on and visiting the industrial estate will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. HRC has potential to have a significant adverse impact because operations are outdoors and may encourage higher volumes of traffic than existing uses on the industrial estate. MRF/WTS operations are often housed indoors (unless outdoor stock-piling is required) but may still contribute to an increase in fume levels through an increase in traffic and operations. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC (outdoor operations therefore greater impact) to increase the level of nuisance in the industrial estate and surrounding area. The indoor nature of MRF/WTS and LR facilities means that							

Bumpers Farm Industrial Estate, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		impacts are unlikely to be adverse.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and dust and increase atmospheric pollution which will affect air quality. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse.									
7. To avoid loss of public footpaths and public rights of way.	1	A PROW runs through the centre of the site however it travels along an internal road and therefore loss or damage is unlikely because any waste development would be located within a designated plot on the industrial estate. No adverse impact.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No tourist or recreational facilities in proximity to the site. No adverse impact.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply. No adverse impact.									
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The North Wiltshire District Local Plan allocates the site as employment land. Waste development is compatible with this allocation. No adverse impact.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate and there are opportunities to re-use existing derelict buildings/plots.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.									
5. To seek to better utilise existing waste management facilities.	4	N/A. No current waste management facilities on site.									

Bumpers Farm Industrial Estate, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC and scale of a MRF/WTS has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact because the associated building would fit in with existing structures on the industrial estate. Design of any waste facilities would be a key consideration.	Yellow	Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. HRC and LR are unlikely to have a visual impact due to size of associated structures. Potential for MRF/WTS facility to cause a greater impact due to size and height of buildings. Views from nearby residential areas, roads and PROW will need to be considered.	Blue	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the	5	Site benefits from good access to the M4 via the A350 which is part of the Wiltshire HGV Route Network and PRN. Access through and around the site is constrained by smaller, busy roads and parked vehicles. Minor improvement to infrastructure may be required to	Orange	Yellow	Yellow				

Bumpers Farm Industrial Estate, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
benefits of inter-connecting the transport network to accommodate associated vehicle movements.		accommodate increased traffic (particularly for queuing traffic associated with HRC). Transport assessment required.	Orange	Yellow	Yellow				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to and within the site is constrained. Potential for increased HGV movements to affect nearby residential areas. Transport assessment required.	Yellow	Yellow	Yellow				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.	Orange	Orange	Orange				
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.	Blue	Blue	Blue				
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on a Minor Aquifer of High Vulnerability and Source Protection Zone 2. Although the site is fully developed with drainage systems in place groundwater assessment may be required. Potential contamination issues from previous uses will also need to be considered.	Yellow	Yellow	Yellow				

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS and LR.

Detailed assessment required for:

- **Ecology** – potential impacts on green corridors and hedgerows;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting nearby receptors (particularly in relation to impacts from HRC);
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting nearby receptors (particularly in relation to impacts from HRC);
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby receptors;
- **Groundwater issues** - potential contamination from previous uses on the site.

Site details

Site name:	Thingley Junction	Date of appraisal:	27/07/09
Site reference:	Inset Map 35 (I and O Report 06)	Appraised by:	MC
Area:	North	Size of site (ha):	7.1 ha
Nearest settlement(s):	Chippenham, Notton, Lacock	Land owner (if known):	
OS grid reference:	E 390092 N 170726	Site operator (if applicable):	Track Material Agency
Current use:	Scrap Yard, Railway storage facility	Existing waste uses on the site?	Scrap yard

Potential allocation:
<p>Landfill has not been appraised because part of the site is developed.</p> <p>Potential for MRF/WTS, LR.</p>

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁵⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁵⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁵⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁵⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Thingley Junction, Chippenham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	Corsham Court (historic park and garden) is approximately 1.2 km west of the site and any potential impacts on this will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Thingley Caravan Site (travellers' site) abuts the north eastern boundary of the site. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions) via an increase in transport and/or operations which could affect people living in proximity to the site. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Thingley Junction, Chippenham

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site is located on a Minor Aquifer of High Vulnerability and Source Protection Zone 2. Groundwater assessment may be required.

Thingley Junction, Chippenham

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.
---	--	---	---	---	--	------------------------------

Additional comments & recommendations:

IWR/T, Composting, and Waste Treatment are ruled out from further consideration on the grounds of human health impacts because the site is in close proximity to a nearby traveller site.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are no sites of international, national, regional and local importance within 1.5 km of the site. No adverse impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Site is a railway storage facility and approximately 50% of the site is undeveloped. Aerial photographs of the site indicate that the presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been recorded in the vicinity of the site and there is potential for waste development types to increase the level of lighting and noise pollution and disturb species. Ecological survey required to confirm the level of impact.							
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable	6	No priority habitats identified in proximity to the site however the site is an area of previously used land for industrial purposes and an ecological survey will be required to establish presence of BAP							

⁵⁸ Please refer to Appendix H for details.

⁵⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Thingley Junction, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
ecological value.		habitats and other habitats of notable ecological survey.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an area of previously used land for industrial purposes but approximately 50% of the site is undeveloped and may contain green corridors and hedgerows. Survey of existing green corridors and hedgerows required to establish potential loss or damage.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
12. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁶⁰ .	9	No SAMs within 0.5 km of the site however potential for HRC to generate an increase in traffic and affect the setting of the SAM and add to atmospheric pollution. MRF/WTS and LR are unlikely to affect the SAM because associated transport movements are fewer.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is in a remote location however Thingley Caravan Site (travellers' site) abuts the north eastern boundary of the site and any impacts on people living there will need to be considered. Site is a scrap yard/railway storage facility however there is potential for HRC to significantly increase noise, nuisance and atmospheric pollutions levels via an increase in transport and operations. Potential for MRF and LR facilities to also have an impact on noise and atmospheric pollution levels however these operations tend to take place indoors								

⁶⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Thingley Junction, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		and impacts are not deemed to be significant.	Orange	Yellow	Yellow				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a scrap yard/railway storage facility and approximately 50% of the site is undeveloped. Presence of protected trees is unlikely but not guaranteed. No adverse impact.	Blue	Blue	Blue				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Site is a scrap yard/railway storage facility however there is potential for HRC to significantly increase the level of traffic as part of operations and significantly increase the level of noise and vibration which would affect the travellers' site that abuts the north eastern boundary of the site. MRF/WTS and LR facilities tend to involve fewer transport movements and therefore impacts are not deemed to be significant. Impacts on people living adjacent to the site will be a major consideration.	Orange	Yellow	Yellow				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC to significantly increase odour, dust and fume levels due to an increase in traffic and operations. Potential for MRF/WTS and LR to only increase fumes due to indoor nature of operations. Impacts on adjacent travellers' site will need to be considered. Scale of facility has been identified as a key factor in determining suitable uses.	Orange	Yellow	Yellow				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Site is approximately 50% undeveloped and abuts a traveller site. Potential for HRC to significantly increase the level of nuisance in the surrounding area due to the outdoor nature of operations. MRF/WTS and LR facilities tend to be housed indoors which means impacts are unlikely to be significant. Scale of facility has been identified as a key factor in determining suitable uses.	Orange	Yellow	Yellow				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level of traffic, release emissions and generate dust as part of operations thereby increasing atmospheric pollution levels. MRF/WTS and LR likely to have less of an impact because these are housed indoors. Air quality survey required.	Orange	Yellow	Yellow				
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs or public footpaths present on the site. No adverse impacts.	Blue	Blue	Blue				
8. To avoid adverse impacts on the	1	No facilities in proximity to the site. No adverse impacts.	Blue	Blue	Blue				

Thingley Junction, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
tourist economy, recreational facilities and open space.									
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is considered brownfield. Therefore no impact.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Land is already in use and 50% is redundant space. Potential for waste development to fill this space.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	N/A. No current waste facilities on the site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is a scrap yard/railway storage facility and approximately 50% of the site is undeveloped which means there is concern regarding the landscape impact of any major built development. Potential for MRF/WTS and LR to have a greater impact on the current setting due to size and height of buildings in comparison to HRC which tend to be smaller. Landscape assessment required. Design will be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Potential for MRF/WTS and LR to have a significant visual impact due to size and height of associated buildings. Structures associated with HRC tend to be smaller but may still cause visual impacts, particularly as a traveller site abuts the north eastern boundary of the site. Although the site benefits from existing screening the scale, design							

Thingley Junction, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		and location of any waste development will be important considerations. Landscape assessment required.	Yellow	Orange	Orange						
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.	Green	Green	Green						
Locational											
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green						
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue						
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue						
Traffic & Transportation											
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Access to the A350, part of the Wiltshire HGV Route Network, is via narrow, single lane, C-class roads. The site would require significant new or improved infrastructure for any waste development. Even with improvements the access roads are unlikely to cope with the large volume of traffic movements associated with a HRC operation. For this reason, HRC should be excluded from further consideration on this site. Transport Assessment will be required to establish potential impacts of other waste developments.	Red	Orange	Orange						
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Roads and access to and from the site passes isolated properties. Proximity to the travellers' site which abuts the north eastern boundary of the site is also an issue.	Black	Yellow	Yellow						
3. To promote transportation of waste materials by rail or water wherever possible.	5	A dismantled railway line is south of the site however significant infrastructure upgrades would be required to transport waste.	Black	Orange	Orange						

Thingley Junction, Chippenham

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is located on a Minor Aquifer of High Vulnerability and Source Protection Zone 2. Potential for contamination issues from previous uses. Groundwater assessment would be required.							

Additional comments & recommendations/further information required:
<p>A HRC facility would not be appropriate at this site because access roads are unlikely to cope with large volumes of associated traffic.</p> <p>Site potentially suitable for MRF/WTS and LR.</p> <p>Detailed assessment required for:</p> <ul style="list-style-type: none"> - Ecology – potential impacts on protected or notable species/habitats, green corridors and hedgerows; - Human health and amenity – potential impacts on air quality (including fumes), noise and vibration levels affecting the adjacent travellers' site; - Landscape and visual – potential impacts on existing setting and views onto the site from nearby receptors; - Transport and access arrangements; - Groundwater issues.

Site details

Site name:	Leafield Industrial Estate		Date of appraisal:	27/07/09
Site reference:	Inset Map 37 (I and O Report 06)		Appraised by:	MC
Area:	North		Size of site (ha):	17.1 ha
Nearest settlement(s):	Corsham		Land owner (if known):	Various
OS grid reference:	E 386184	N 169000	Site operator (if applicable):	N/A
Current use:	Industrial uses		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for HRC, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ⁶¹
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁶² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		The site is approximately 1.6 km east of the Bath and Bradford on Avon Bats SAC and any potential impacts on this designation will need to be considered.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		Corsham Railway Cutting SSSI is approximately 200 meters north of the site and the site is approximately 1.6 km east of Box Mine SSSI. Any potential impacts on these designations will need

⁶¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁶² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Leafield Industrial Estate, Corsham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								to be considered.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	Land to the north of the site surrounding the Corsham railway cutting SSSI is allocated as an area of woodland in the North Wiltshire Local Plan (policy NE12). An area of ancient woodland is approximately 1.3 km south west of the site. Any potential impacts on these sites will need to be considered.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Potential for IWR/T, composting and waste treatment to significantly increase the level of dust and odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people working on/visiting the industrial estate and impacts on residents living in housing estates which surround/border the site. There are also two primary schools within 450 meters of the site and several farms in the surrounding area which	

Leafield Industrial Estate, Corsham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
									warrants exclusion of certain waste facilities. Remove these waste development types from further consideration.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓					No. The site is not situated on a playing field.
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓					The site is not allocated in the North Wiltshire Local Plan however land bordering the north east of the site is allocated employment land (BD1). Land to the west and south of the site is for residential development within framework boundaries (H3).
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓					The site is approximately 1.6 km east of the Cotswold AONB and any impacts on this will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓					No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓					No. The site is not within the Green Belt.

Leafield Industrial Estate, Corsham

Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The site is within Source Protection Zone 2 and on a Minor Aquifer of Intermediate Vulnerability. Hydrological survey may be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No, although Flood Zone 3 runs up to the eastern boundary of the site and potential impacts will need to be investigated. Any development would need to ensure against flood risk.

Additional comments & recommendations:

IWR/T, composting and waste treatment facilities should be excluded from further consideration on the grounds of potential human health impacts.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The site is approximately 1.6 km east of the Box Mine SSSI and Bath and Bradford on Avon Bats SAC. The Bath and Bradford on Avon Bats SAC spans a number of roost sites between the two locations. The Wiltshire and Swindon Habitats Regulations Assessment (HRA) shows that the greatest potential for impact on integrity stems from direct disturbance of the roost sites from noise and light and through land take/ habitat fragmentation impacting foraging sites. The HRA explains that the focus on locating strategic waste sites either in urban areas or on existing employment land/Brownfield sites provides strong mitigation as these sites are typically not located in close proximity to the SAC, or in areas that recent studies have identified as being important for foraging. Additionally, current site locations and activities have not been identified by the Statutory Body as generating adverse impacts on the species. Litter, spore release and contamination that may potentially arise from waste sites were assessed as unlikely to impact this SAC's interest features.							

⁶³ Please refer to Appendix H for details.

⁶⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		Although outcomes of the HRA suggest that impacts are unlikely to be adverse potential impacts on the Corsham Railway Cutting SSSI which is approximately 200 meters north of the site needs to be addressed. Potential for waste development to increase the level of noise and traffic and increase atmospheric pollution which could affect species or habitats in this designation. Potential for HRC to have a significant adverse impact on this designation due to large volumes of traffic which are part of operations. Ecological survey required to confirm the level of impact.									
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Land to the north of the site surrounding the Corsham railway cutting SSSI is allocated as an area of woodland in the North Wiltshire Local Plan. An area of ancient woodland is approximately 1.3 km south west of the site. Increased noise and atmospheric pollution (see above) may have an impact. Noise and air quality survey required. Site is an industrial estate and presence of aged or veteran trees is unlikely.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	No protected or notable species have been recorded in the vicinity of the site however the site contains vacant plots and is located close to a water source. An ecological survey (with particular focus on water voles) may be required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is identified approximately 1.4 km south west of the site, however distance between the site and habitat means it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate however hedgerows are present on the site and an ecological survey may be required to establish potential impacts.									

Leaffield Industrial Estate, Corsham

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue						
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is an industrial estate with a mix of B2 and B8 uses. It is not allocated in the North Wiltshire Local Plan however land bordering the north east of the site is allocated employment land (BD1). Site avoids B1 land.	Green	Green	Green						
Historic Environment & Cultural Heritage											
13. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁶⁵ .	9	There are no sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.	Blue	Blue	Blue						
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is on an existing industrial estate and any waste development at this location is unlikely to cause a significant increase in existing impacts, except in the case of HRC which has potential to significantly increase the volume of traffic accessing the industrial estate and increase noise and atmospheric pollution levels as a result. Potential for MRF/WTS to have a limited impact on increased traffic due to scale of operations in comparison to existing uses on the industrial estate. LR facilities are unlikely to exacerbate existing impacts; no adverse impact. Impacts on people working on/visiting the industrial estate and impacts on residents living in the housing estates which surround and border the southern and eastern boundary of the site need to be considered. Any waste facility or its	Orange	Yellow	Blue						

⁶⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Leaffield Industrial Estate, Corsham

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		operation also needs to consider any impacts on the food processing plants which currently occupy the site.	Orange	Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.	Light Green	Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate however there is potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations in comparison to existing uses on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on adjacent residential areas, including impacts on people working on and visiting the industrial estate will need to be considered.	Orange	Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. HRC has potential to have a significant adverse impact because operations are outdoors and may encourage higher volumes of traffic than existing uses on the industrial estate. MRF/WTS operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on the food processing plants which currently occupy the site will be a particular consideration.	Orange	Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC (outdoor operations, therefore significant impact) to increase the level of nuisance in the industrial estate and surrounding area. The in-door nature of MRF/WTS and LR facilities means that impacts are unlikely to be adverse.	Orange	Blue	Blue				

Leaffield Industrial Estate, Corsham

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and dust and therefore atmospheric pollution. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROW is present on site. A PROW runs along the eastern boundary however this is unlikely to be affected. No adverse impacts.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A leisure centre is located on the site. Potential for an increase in traffic, odour, dust, fume, noise and atmospheric pollution levels to affect people working in and using the leisure facility. Any cumulative impacts from activities already operating on the site will need to be considered.	Yellow	Yellow	Yellow				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on an industrial estate and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is not allocated in the North Wiltshire Local Plan however land bordering the north east of the site is allocated employment land (BD1). Land to the west and south of the site is for residential development within framework boundaries (H3). Potential for waste development to have a limited adverse impact on these allocations.	Yellow	Yellow	Yellow				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an industrial estate and opportunities to re-use Brownfield land and redundant buildings are available.	Light Green	Light Green	Light Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A. No waste management facilities on the site.	Blue	Blue	Blue				

Leaffield Industrial Estate, Corsham

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC and scale of a MRF/WTS has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones. Design of any waste development type will be a key consideration.	Yellow	Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. HRC and LR are unlikely to have a visual impact. MRF/WTS facility likely to cause a greater impact due to size and height of buildings. Views from nearby residential areas will need to be considered.	Blue	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the	5	Site is an industrial estate and benefits from existing access however it is approximately 1.6 km from the A4 which is part of the Wiltshire HGV Route Network and access to the site is likely to involve travel through Corsham town centre, Westwells or Rudloe. Transport assessment required.	Orange	Orange	Orange				

Leaffield Industrial Estate, Corsham

Discretionary Objectives	Relevant SA Objective[s] ⁶³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
transport network to accommodate associated vehicle movements.										
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The site is on an existing industrial estate and it is likely waste development will replace an existing use of the site that generates similar traffic volumes. However potential for access routes to go through residential areas. Transport assessment will be required.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1 however Flood zone 3 runs up to the eastern boundary of the site and advice from the EA will be required. Any development would need to ensure against flood risk.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The area is within a Source Protection Zone 2 and on a Minor Aquifer of Intermediate Vulnerability. Hydrological survey required to investigate any potential impacts from development.								

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS, and LR facility.

Detailed assessments required for:

- **Ecology** – potential impacts on SAC and SSSIs, protected or notable species/habitats, green corridors and hedgerows;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby receptors;
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Flooding and groundwater issues;**
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration, and nuisance levels affecting existing workers/users of the industrial estate and residents living in proximity to the site.

Site details

Site name:	Porte Marsh Industrial Estate		Date of appraisal:	27/07/09
Site reference:	Inset Map 38 (I and O report 06)		Appraised by:	MC
Area:	North		Size of site (ha):	33.2 ha
Nearest settlement(s):	Calne		Land owner (if known):	Various
OS grid reference:	E 400253	N 172376	Site operator (if applicable):	N/A
Current use:	Industrial uses		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is a developed industrial estate.

A HRC is located in close proximity to the site at Compton Bassett and therefore there is no requirement for this facility; this waste option has not been appraised.

Potential for MRF/ WTS, LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁶⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites	Will development at this site lead to a significant adverse impact		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁶⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁶⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Porte Marsh Industrial Estate, Calne

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
of national importance.	on a site of national importance or its setting?								
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	A SAM (deserted medieval village) abuts the northern boundary of the site and any potential impacts on this site will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	The site is an industrial estate which is situated on the north eastern fringe of Calne. Any development on the industrial estate will need to consider the potential expansion of Calne to the north and east of the site. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions etc) via an increase in transport and/or operations which could affect other occupiers/users of the site and also residents and schools of Calne in proximity to the site. These waste uses would also not be compatible with existing uses on the industrial estate. Remove	

Porte Marsh Industrial Estate, Calne

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
									these waste development types from further consideration.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓					No. The site is not situated on a playing field.
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓					No. The site has no designations in the North Wiltshire Local Plan however an employment allocation is located to the east of the site and any potential impacts on this allocation will need to be considered.
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓					The site is approximately 2 km east of the North Wessex Downs AONB and any impacts on this designation will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓					No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓					No. The site is not located in the Green Belt.

Porte Marsh Industrial Estate, Calne

Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		The western tip of the site is on a Minor Aquifer of High Vulnerability. Groundwater assessment may be required to adequately assess impacts.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. The site is in Flood Zone 1.

Additional comments & recommendations:

Waste Treatment, IWR/T and Composting are ruled out from further consideration on the ground of human health impacts and incompatibility with existing uses on the industrial estate.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity										
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Calne Sandpit - High Penn Farm County Wildlife Site is approximately 1.2 km east of the site. Whitley Farm Meadow County Wildlife Site is approximately 0.5 km north west of the site. Because the site is an existing industrial estate and these designations are a fair distance away waste development types are unlikely to generate a significant increase in noise, traffic and atmospheric pollution which would disturb these designations. No adverse impacts.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	Site is an industrial estate however protected or notable species have been recorded in the vicinity of the site. Potential for waste development to increase the level of lighting and noise pollution and disturb species. Ecological survey required to confirm the level of								

⁶⁸ Please refer to Appendix H for details.

⁶⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Porte Marsh Industrial Estate, Calne

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		impact.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Whitley Farm Meadow County Wildlife Site is approximately 0.5 km north west of the site and contains priority habitat however this is separated from the site by a road. The distance between the site and the designation means it is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these species. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate however hedgerows are present on the site and ecological survey may be required to establish potential impacts.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land. Potential impacts (such as increased traffic, noise, vibration, atmospheric pollution etc) on employment proposals at location neighbouring the north eastern corner of the site may need to be considered.								
Historic Environment & Cultural Heritage										
14. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁷⁰ .	9	Scheduled Ancient Monument (deserted medieval village) abuts the northern boundary of the site. Any development in the northern section of the site would need to mitigate against any adverse impact (e.g. increased traffic, noise, vibration, atmospheric pollution). The level of impact would be dependant on scale.								
Human Health & Amenity										
1. To avoid development that would	1 & 12	The site is on an existing industrial estate and waste development								

⁷⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Porte Marsh Industrial Estate, Calne

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
lead to impacts on human health.		may replace an existing use on the industrial estate. Any waste development at this location is unlikely to cause a significant increase in existing impacts. Potential for MRF/WTS to have a limited adverse impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the industrial estate). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Proximity to new and expanding areas of residential development and schools could determine the type and size of facility included at the site. Mitigation of any adverse impacts is considered achievable.									
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on adjacent residential areas, including impacts on people working on and visiting the industrial estate will need to be considered.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential areas and schools will need to be considered however mitigation is considered achievable.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests,	1 & 12	The indoor nature of MRF/WTS and LR facilities mean that impacts on nuisance levels are unlikely to be adverse.									

Porte Marsh Industrial Estate, Calne

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
litter and light pollution).											
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.		Yellow	Blue						
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impact.		Blue	Blue						
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in close proximity to the site. No adverse impact.		Blue	Blue						
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is a developed industrial estate and therefore this grading does not apply. No adverse impact.		Blue	Blue						
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.		Blue	Blue						
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an industrial estate.		Green	Green						
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue						
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on the site.		Blue	Blue						
Landscape, Townscape & Visual											
1. To avoid waste management development which would significantly affect the landscape setting,	8	The site is an industrial estate however the scale of a MRF/WTS facility has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact because any building		Yellow	Blue						

Porte Marsh Industrial Estate, Calne

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
townscape setting, tranquillity and sense of remoteness of the countryside.		could fit in with existing ones on the industrial estate. Scale and design of any treatment facilities would be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. Scale of LR building is likely to fit in with existing uses on the industrial estate and therefore is unlikely to have a visual impact. MRF/WTS facility likely to cause a greater impact due to size and height of buildings. Views from nearby residential areas will need to be considered.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site does not have direct access to a Route Network but benefits from good access onto the A3102 which is approximately 250 meters from the A4 (which is part of the Wiltshire HGV Route Network).								
2. To promote sites in locations that where possible avoid access through	1 & 5	Access along the A3102 would not involve direct travel through residential areas but it is the main road which forms the outer								

Porte Marsh Industrial Estate, Calne

Discretionary Objectives	Relevant SA Objective[s] ⁶⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁶⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
residential areas and sensitive land uses (excluding kerbside collections).		boundary of Calne. Impacts (see human health section) on residential developments would need to be considered.		Yellow	Yellow					
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.		Orange	Orange					
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.		Blue	Blue					
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The western tip of the site sits above an area of Minor Aquifer High Vulnerability. Groundwater assessment may be required to adequately assess impacts.		Yellow	Yellow					

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on County Wildlife Sites, protected or notable species/habitats, green corridors and hedgerows;
- **Cultural heritage** – potential impacts on the SAM which abuts the northern boundary of the site;
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting nearby residential areas and people working on and visiting the industrial estate;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby receptors;
- **Groundwater issues.**

Site details

Site name:	Solstice Business Park		Date of appraisal:	19/10/2009
Site reference:	Inset Map 10 (I&O Report 2006)		Appraised by:	MC, AJ
Area:	South		Size of site (ha):	13.9 ha
Nearest settlement(s):	Amesbury		Land owner (if known):	N/A
OS grid reference:	E 417606	N 142000	Site operator (if applicable):	N/A
Current use:	Commercial, Employment		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been considered at the site because it is an existing business park and this option would not conform to existing land uses on, and surrounding the site.

HRC has not been considered because one is already located in Amesbury and there is no need for another facility.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓			The River Avon SAC is approximately 1.5 km west of the site and the Salisbury Plain SAC/SPA is approximately 0.8 km east of the site. Any potential impacts on these designations will need to be considered.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓			The River Avon SSSI is approximately 1.5 km west of the site and the Salisbury Plain SSSI is approximately 0.8 km east of the site. Any potential impacts on these designations will need

¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Solstice Business Park, Amesbury

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								to be considered.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No, although the site is approximately 2 km to the east of the Stonehenge and Avebury World Heritage Site. Any potential impacts on this designation will need further consideration.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although, 6 SAMs are within 500 meters of the site (2 of which border the south eastern boundary). Any potential impacts on these will need further consideration.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	The site is part of a wider business park which currently accommodates a number of mixed commercial, retail and office units and a hotel. Potential for IWR/T, composting and waste treatment at this site to conflict with these uses and significantly increase atmospheric pollution (dust, odour, particulates) which could impact human health. Remove these waste development types from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No. The site is not situated on a playing field.	

Solstice Business Park, Amesbury

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		No. The site is allocated as a Proposed Employment Site (policy E8A: employment development proposed at Amesbury) in the Salisbury District Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		The site is located on a Major Aquifer of High Vulnerability. Potential for contamination of groundwater. Hydrological survey may be required.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		<p>✓</p>	<p>✓</p>		<p>No. Site is in Flood Zone 1.</p>
--	---	--	----------	----------	--	-------------------------------------

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be removed from consideration on the grounds of potential impacts to human health because of confliction with existing uses on or in proximity to the site.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Avon SAC/SSSI is approximately 1.5 km to the west of the site. Potential for waste development types to increase levels of traffic and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. Salisbury Plain SAC/SPA/SSSI/Wildlife Site is approximately 0.8 km to the east of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant.							

³ Please refer to Appendix H for details.

⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Solstice Business Park, Amesbury

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading									
			R				C	T	L			
			HRC	MRF / WTS	LR	IWR/T						
		It must be demonstrated that avoidance and mitigation measures are robust and capable of being implemented. Any cumulative impacts resulting from other activities on the site affecting these designations will also need to be considered. Project level HRA may be required.										
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland or aged/veteran trees in proximity to the site. Site is a business park and presence of aged or veteran trees is unlikely. No adverse impacts.										
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.										
4. To avoid development that would impact on populations of protected or notable species.	6	Protected species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Physical harm/disturbance is also a possibility. Protected species survey may be required.										
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	European designations in proximity to the site contain BAP priority habitats however it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. Physical loss/damage to these habitats is unlikely due to location of waste site within existing business park. No adverse impacts.										
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established Business Park. No adverse impacts on green corridors and hedgerows considered likely.										
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.										

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is allocated as a Proposed Employment Site (E8A: employment development proposed at Amesbury) in the Salisbury District Local Plan. Waste development would leave a minor deficiency for B1 uses.							
Historic Environment & Cultural Heritage									
1. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵ .	9	6 SAMs are within 500 meters of the site (2 of which border the south eastern boundary). The site is an established business park and impacts as a result of MRF/WTS or LR are unlikely to be greater than existing uses on the business park however because 2 SAMs border the site, and there are other sites of historic importance in proximity to the site (including the Stonehenge and Avebury World Heritage Site which is 2 km west of the site) an archaeological survey will be required to confirm the level of impact.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	No residential areas are within 500 meters of the site however the site is part of a wider business park which currently accommodates a number of mixed commercial, retail and office units and a hotel and any waste development type would need to be sensitive to these uses. Potential for MRF/WTS and LR to create traffic which would increase atmospheric pollution.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and therefore presence of tree preservation orders is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	The site is located along the busy and noisy A303 road and in an area of expanding industrial, office and commercial uses. Waste development at this location is unlikely to affect the overall noise and vibration levels in the area. Nevertheless there is potential for MRF/WTS and LR to increase noise and vibration through an increase in traffic which may impact existing uses on the business park.							

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Solstice Business Park, Amesbury

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS and LR to increase fumes through an increase in traffic which may impact existing uses on the business park.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Waste development types likely to be housed in-doors which reduce potential for nuisance (unless outdoor stock-piling is used as part of operations). No adverse impacts.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS and LR to increase the level of traffic and atmospheric pollution and disturb existing uses on the business park. Dust is unlikely to be an issue due to operations mainly taking place indoors.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs are present on the site however one does run down the south east border of the site. This is unlikely to be affected providing waste facilities are appropriately located. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impact.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 3 agricultural land however the site is a business park and therefore this grading does not apply.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is allocated as a Proposed Employment Site (E8A: employment development proposed at Amesbury) in the Salisbury District Local Plan. Waste development is compatible with this allocation.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an established business park.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	N/A.								

Solstice Business Park, Amesbury

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is a business park. Impact on landscape setting would depend on scale, lighting and materials used in development which would replace existing buildings on the business park. Whilst waste development at this location is unlikely to affect the setting of the industrial estate, any development would need to take into account the proximity of the site to historic and cultural assets. Landscape assessment required.							
2. To prevent the creation of unacceptable visual impacts.	8	The site is visually prominent with views onto the site from nearby PROW and the A303. Sensitive design of any waste development type would still be required to fit in with existing buildings particularly in relation to size, height and location of buildings. Landscape assessment required.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the	5	The site has direct access to the A303 and infrastructure is in place. A transport assessment may be required due to potential impacts on the trunk road network of the A303.							

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
transport network to accommodate associated vehicle movements.										
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to and from the site avoids access through residential and/or sensitive areas.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No opportunities to utilise rail or water transportation.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The site is in Flood Zone 1.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is an established business park however there is potential for minor adverse impact on water quality as the site is situated on a major aquifer of high vulnerability. Groundwater assessment may be required.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

The site has a number of commercial (food outlets), office uses and a hotel which may influence the type and scale of waste management facility which is suitable.

Detailed assessments required for:

- **Ecology** – potential impacts on the River Avon SAC/SSSI and Salisbury Plain SAC/SPA/SSSI/Wildlife Site, protected or notable species/habitats;
- **Cultural heritage** – potential impacts on 6 SAMs within 500 meters of the site (particularly the 2 which border the south eastern boundary) and the Stonehenge and Avebury World Heritage Site;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area and PROW.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the business park;
- **Transport** – potential impacts on the A303;
- **Groundwater issues.**

Site details

Site name:	CB Skip Hire, Winterslow, Salisbury	Date of appraisal:	10/11/2009
Site reference:	Inset Map 12 (I&O Document 2006).	Appraised by:	JM / AJ
Area:	South	Size of site (ha):	1.5 ha
Nearest settlement(s):	Winterslow	Land owner (if known):	Mr Bialek
OS grid reference:	E 415947 N 131817	Site operator (if applicable):	Mr Bialek
Current use:	Skip hire service - MRF/WTS and LR/ Greenfield area.	Existing waste uses on the site?	Yes – Skip hire

Potential allocation:
<p>Site is an operational MRF/WTS and LR and there is scope to extend these uses onto the Greenfield area within the site.</p> <p>HRC has not been appraised due to small nature of the site and conflict with existing uses. Landfill not applicable.</p> <p>Potential for MRF/WTS, LR, IWR/T and Composting.</p>

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	X			The River Avon SAC is within 150 meters south east of the site and any impacts on this designation will need to be considered. Potential for waste treatment to significantly increase atmospheric pollution or release contaminants which may affect water quality of the SAC and/or affect habitats and species. Remove this development option from further consideration.

⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓		The River Avon SAC is also designated a SSSI, supporting important biodiversity action plan species and habitats such as otter, water vole, wet woodland and reed beds. There is potential for development at this site to impact on the SSSI through contamination of groundwater sources and atmospheric pollution and further consideration of impacts is needed.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓		No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓		There are concerns regarding potential impacts from composting and IWR/T facilities in this location. Detailed assessment required for noise and air quality, including bioaerosols. Not enough evidence to exclude these options at this stage.	

CB Skip Hire, Winterslow, Salisbury

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓		No. The site is not situated on a playing field.
Land Use								
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓	✓		No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓	✓		No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓	✓		No. Site conforms.
Water Environment								
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓	✓		Site is on Source Protection Zone 1 and an Aquifer of High Vulnerability. Groundwater assessment may be required. Further advice will be sought from the Environment Agency.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		✓	✓	✓	✓		<p>No. Site is in Flood Zone 1.</p>
--	---	--	---	---	---	---	--	-------------------------------------

Additional comments & recommendations:

Waste Treatment should be excluded on the potential for significant adverse impacts on the River Avon SAC.

Concerns regarding potential Composting and IWR/T facilities, detailed assessment required for air quality (including bioaerosols) and noise.

Site appraisal should be carried forward for MRF/WTS, LR, IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Avon SAC/SSSI is within 150 meters south east of the site. Potential for waste development types to increase levels of traffic and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC/SSSI for all waste development types. Potential for IWR/T and composting to release dust into the atmosphere which may have a significant impact on water quality. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts are not likely to be significant. Any cumulative impacts resulting from other activities on the site affecting the SAC will also need to be considered. Project level HRA may be required. The Cocky Down SSSI and Cocky Down Chalk County Wildlife Site are approximately 550 meters south east of the site and impacts on these designations as a result of waste development will also need to be considered.							

⁸ Please refer to Appendix H for details.

⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. No adverse impact.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the surrounding area and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats identified within 0.5 km of the site however because the site is an existing waste operation and is part Greenfield land a survey may be required to investigate any potential impacts on BAP habitats.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an existing waste operation however part of the site is on Greenfield land and hedgerows form the site boundary. Survey required establishing presence and impacts on green corridors and hedgerows.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
2. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
heritage importance and preserve their setting ¹⁰ .									
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing skip hire company. Area of housing is approximately 120 meters north west of the site but is separated from the site by the A30 and a railway line which defines the north western site boundary. Housing approximately 200 meters east of the site is separated from the site by the River Avon. Potential for IWR/T and composting to increase dust and odour levels and release spores into the atmosphere which may pose a significant impact to people living in close proximity to the site. Potential for MRF/WTS and LR facilities to increase noise and traffic movements and increase atmospheric pollution however these types of facilities tend to be housed indoors and therefore impacts are not deemed to be significant in terms of impacts to human health. Any cumulative impacts resulting from other activities on the site affecting human health will also need to be considered.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an existing waste operation however part of the site (approximately 50%) is on Greenfield land. Tree survey may be required to establish presence of protected trees.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase noise and vibration levels as a result of increased traffic. Potential for IWR/T to significantly increase noise and vibration as a result of operations and machinery. Impacts on residents and habitats surrounding the site will need to be considered. Any cumulative impacts resulting from other activities on the site will also need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of fumes as a result of increased traffic. Potential for composting to significantly increase the level of odour. Potential for IWR/T to							

¹⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		significantly increase the level of dust as a result of operations. MRF/WTS and LR are likely to have less of an impact because these are housed indoors. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.		Yellow	Yellow	Orange	Orange			
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for waste development types to increase levels of nuisance. Potential for IWR/T and composting to have a significant impact due to the fact that these tend to be outdoor operations. The in-door nature of MRF/WTS and LR facilities mean that impacts are unlikely to be significant. Any cumulative impacts resulting from other activities on the site will also need to be considered.		Yellow	Yellow	Orange	Orange			
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly composting) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. MRF/WTS and LR likely to have less of an impact because these are housed indoors. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.		Yellow	Yellow	Orange	Orange			
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.		Blue	Blue	Blue	Blue			
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.		Blue	Blue	Blue	Blue			
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 4 agricultural land. No adverse impact.		Blue	Blue	Blue	Blue			
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.		Light Green	Light Green	Light Green	Light Green			

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is part Brownfield (existing waste site) and part Greenfield.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	The site is an existing skip hire company.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an existing skip hire company and waste development in the north eastern part of the site is unlikely to affect the existing setting. The south western part of the site is Greenfield and therefore potential exists for waste development to affect this setting. Proximity of the site to housing means that the design of any waste facility would be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	Views onto the site from the housing estate north west of the site are restricted by existing screening (fencing and vegetation), the A30 and the height of the railway line which acts as a natural buffer between the site and housing. Visual impact of any waste development will depend on where it is located within the site. For instance, there is likely to be a greater impact if a building is erected on the Greenfield part of the site rather than the area in the north east of the site which is already developed. Potential for MRF/WTS and LR to have a significant visual impact because of built structures involved in their operations. IWR/T and composting tend to be outdoor operations which do not require built structures however consideration will need to be given to associated machinery which may pose a visual impact.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Site is within 250 meters of a residential area. Housing is approximately 120 meters north west of the site but is separated from the site by the A30 and a railway line which defines the north western site boundary. Housing approximately 200 meters east of the site is separated from the site by the River Avon. Potential for composting facility to increase odour levels and release spores which may impact people living in close proximity.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site has direct access to the A30, which is part of the Wiltshire HGV Route Network, via an existing haul road. Traffic impacts at peak times may be an issue and any cumulative impacts resulting from other traffic movements associated with current operations on the site will need to be considered. Transport assessment required.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The access road off the A30 is completely isolated therefore access does not pass through residential and/or sensitive land uses.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line forms the north western boundary of the site however there is no feasible opportunity to use this as a means of transporting waste.							

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is on Source Protection Zone 1 and on an Aquifer of High Vulnerability. There is potential contamination from previous uses on the site and additional waste development will need to ensure against groundwater contamination. Potential for a composting to produce contaminants which may impact groundwater and surface water quality. Further advice sought from the Environment Agency.							

Additional comments & recommendations/further information required:
<p>The potentially suitable for MRF/WTS, LR, IWR/T and Composting facility.</p> <p>Detailed assessments required for:</p> <ul style="list-style-type: none"> - Ecology - potential impacts on the River Avon SAC/SSSI and other SSSI and County Wildlife Site in proximity to the site, protected or notable species, BAP habitats and green corridors/hedgerows; - Human health and amenity – potential impacts on noise and air quality (including odour, dust and fumes, bioaerosols) affecting surrounding receptors; - Landscape and visual – potential impacts on views onto the site from nearby residential properties to the west; - Groundwater issues. <p>Other issues to be considered at the planning application stage:</p> <ul style="list-style-type: none"> - Human health and amenity – potential impacts on nuisance levels.

Site details

Site name:	Harnham Business Park		Date of appraisal:	15.10.2009
Site reference:	Inset Map 13 (I&O Report 2006)		Appraised by:	AJ/MC
Area:	South		Size of site (ha):	4.5 ha
Nearest settlement(s):	Salisbury		Land owner (if known):	
OS grid reference:	E 412485	N 129096	Site operator (if applicable):	N/A
Current use:	Business Park		Existing waste uses on the site?	None

Potential allocation:

The site is an established business park and therefore landfill has not been considered at this location.

Potential for a MRF/WTS or LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	X		The site is within 1 km (south) of the River Nadder which is part of the River Avon SAC. Potential for a waste treatment facility to significantly increase atmospheric pollution (dust, particulates) and/or release contaminants which could have a significant impact upon water quality in the River Avon SAC. Consequently this option should be excluded from further consideration.

¹¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

¹² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Harnham Business Park, Salisbury

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓		The West Harnham Chalk Pit SSSI lies in close proximity to the south east of the site and is also within 1 km (south) of the River Avon SSSI (same location as the SAC). Any impact on either of these sites needs to be considered.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓		No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X		Composting and IWR/T at this site are incompatible with existing uses of the site and are likely to pose significant adverse impacts on human health due to close proximity to residential properties; these options have been excluded from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Harnham Business Park, Salisbury

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		The site is an established Business Park but is not allocated in the Salisbury Local Plan. It is adjacent to a proposed housing site (H2C, map 83) which has been constructed.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		Site is within 3 km of the Cranborne Chase and West Wiltshire Downs AONB and any impacts on this site will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site is located on major aquifers of high and immediate vulnerability. Impacts include potential contamination of groundwater. Hydrological survey required to investigate any potential impacts from this development.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p></p>	<p>Site is within close proximity to Flood Zone 3 which is associated with the River Nadder (River Avon SAC/SSSI). As site is an existing business park it is unlikely to reduce the storage capacity of the floodplain.</p>
--	---	----------	----------	----------	---------	--

Additional comments & recommendations:

Waste treatment facility should be excluded from further consideration because this option has the potential to cause significant adverse impacts on the nearby SAC/SSSI.

Composting and IWR/T should be excluded from further assessment on the grounds of impacts to human health. The site is located within 3 km of an AONB and impacts on this site need to be considered.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	West Harnham Chalk Pit SSSI, River Avon SAC/SSSI and associated County Wildlife Sites and priority habitats are within 1 km of the site. Potential for HRC to increase levels of traffic, create dust and therefore increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. Any cumulative impacts resulting from other activities on the site affecting the SSSI and/or SAC will also need to be considered. Project level HRA may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is a business park and presence of aged or veteran trees is unlikely. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	The site is not within a Community Forest area. No adverse impacts.							
4. To avoid development that would	6	The site is within 1 km of the West Harnham Chalk Pit SSSI, River Avon							

¹³ Please refer to Appendix H for details.

¹⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Harnham Business Park, Salisbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
impact on populations of protected or notable species.		SAC/SSSI and associated Wildlife/Habitat Sites. Protected species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey will be required, however site is an established Business Park and significant impacts are considered unlikely.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is an established Business Park however a number of species and habitats have been recorded in the vicinity and a survey may be required especially if there are any vacant units on the site. There are a number of priority habitats in proximity to the site and potential impacts should be investigated further.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established Business Park. No adverse impacts on green corridors and hedgerows considered likely.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified in the South West Nature Map as an area of potential expansion or maintenance. The site is an established Business Park and therefore adverse impacts are considered to be unlikely.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is an established Business Park with various industrial (B2 and B8) uses but is not allocated in the Salisbury Local Plan. Existing uses include commercial businesses and storage/distribution centres. The adjacent site contains a large commercial business. No detrimental impacts considered likely.									
Historic Environment & Cultural Heritage											
3. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	Part of Salisbury centre is in a conservation area however it is unlikely that a waste facility at this location would have any adverse impacts on this as transport through the conservation area would not be									

Harnham Business Park, Salisbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
heritage importance and preserve their setting ¹⁵ .		required. There is potential for minor adverse effects on Wilton Historic Park and Garden, in the form of noise and air pollution, as a result of increased traffic along the A3094.	Yellow	Yellow	Yellow						
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is adjacent to a housing estate. Impacts on people working on/visiting the Business Park and adjacent business uses and impacts on residents living in the adjacent housing estate to the east of the site need to be considered, particularly in relation to impacts from HRC (e.g. increased traffic, noise, dust and odour) and MRF/WTS (nature and scale of buildings). There is a football ground, nursery and golf course within 1.5 km west of the site. Sensitive location of any facility on the site would be required.	Orange	Orange	Orange						
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an established Business Park and loss or damage to protected trees is unlikely.	Light Green	Light Green	Light Green						
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase noise and vibration as a result of increased traffic and/or machinery. Potential for MRF/WTS to have a limited affect Impacts on the leisure facilities (football pitch and golf course) to the west of the site and impacts on residents bordering the east of the site and beyond will need to be considered. Sensitive location of any facility on the site would be required. LR facilities tend to be smaller in scale and therefore are not likely to have adverse impacts.	Orange	Yellow	Blue						
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. HRC has potential to have a significant adverse impact because operations are outdoors and may encourage higher volumes of traffic than existing uses on the Business Park. MRF/WTS operations are often housed indoors but may still contribute to an increase in fume levels	Orange	Yellow	Blue						

¹⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Harnham Business Park, Salisbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		through an increase in traffic and operations. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact.	Orange	Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC (outdoor operations) and MRF/WTS (generally indoor operations) to increase the level of nuisance in the Business Park and surrounding area. The small scale nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and dust and therefore atmospheric pollution. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs are present on the site however PROWs run along field boundaries to the south, south east and north of the site and through housing estate to the east of the site. These are unlikely to be adversely affected.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A football pitch and golf course are within 1.5 km to the west of the site and any impacts on these will need to be considered. Sensitive location of any waste management facility would be required.	Yellow	Yellow	Yellow				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on a Business Park and therefore this grading does not apply.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is an established Business Park but is not allocated in the Salisbury Local Plan. It is adjacent to a proposed housing site (H2C, map 83) which has been constructed.	Yellow	Yellow	Yellow				
3. To maximise the use of Brownfield land, redundant buildings and land	3 & 7	The site is on an established Business Park.	Green	Green	Green				

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
within or adjacent to existing and planned industrial sites.										
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	There are no existing waste uses on the site.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an established Business Park however the open nature of a HRC and scale of a MRF/WTS has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Design of any waste facility would be a key consideration. Landscape assessment required.								
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would still be required to fit in with existing buildings. Views onto the site from nearby PROWs and views from the adjacent residential area to the east of the site would need to be considered particularly in relation to size, height and location of buildings. The scale of a MRF/WTS mean that these facilities pose a greater visual impact than a LR facility. Landscape assessment required.								
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not designated as Green Belt land.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to	2, 3 & 11	N/A.								

Harnham Business Park, Salisbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
concentrations of population.			Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Although the site has direct access to the A3094 it is still 3.7 km from the A36 (part of the HGV Route Network) and 2km from the A354 (part of the PRN). The site is an established Business Park and although suitable infrastructure is already in place to accommodate HGV traffic development at the site would still involve significant stretches of unsuitable roads to access the HGV Route Network or PRN. The size of the site limits potential waste uses as there is not enough space to accommodate queuing traffic associated with a HRC and consequently this option has been excluded from further consideration.	Red	Orange	Orange				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would be partially through residential/sensitive land use areas. Parts of the A3094 border the Salisbury and Wilton Conservation areas, the River Avon SSSI and other Wildlife sites. Adverse impacts from noise and increased traffic are likely.	Black	Yellow	Yellow				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.	Black	Orange	Orange				
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site itself is in Flood Zone 1 however it is within close proximity to Flood Zone 3 associated with the River Avon SAC/SSSI. The site is an existing business park and any waste development is likely to replace an existing use on the site. Reduction in the storage capacity of the floodplain is unlikely. No adverse impact.	Black	Blue	Blue				
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	There is potential for minor adverse effects on water quality as the site is situated on major aquifers of high and immediate vulnerability. Contamination issues from previous uses of the site will need to be considered. Impacts upon surface water and issues concerning drainage will need to be discussed with the EA.	Black	Yellow	Yellow				

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS or LR facility.

The site is within an established business park and therefore design and location of any waste facilities within the Business Park will be a key consideration.

Detailed assessments required for:

- **Ecology** – potential impacts on the West Harnham Chalk Pit SSSI, River Avon SAC/SSSI and associated County Wildlife Sites and priority habitats, protected and notable species;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration affecting existing uses on the business park;
- **Landscape and visual** – In particular views onto the site from adjacent and nearby housing estates and PROWs;
- **Transport and access arrangements** – distance to HGV Route Network;
- **Flooding and Groundwater issues.**

Site details

Site name:	R.V. Maidment Ltd Skip Hire		Date of appraisal:	03.11.2009
Site reference:	Inset Map 39 (I&O Report 2006)		Appraised by:	AJ/JM/MC
Area:	South		Size of site (ha):	0.6 ha
Nearest settlement(s):	Swallowcliffe		Land owner (if known):	R.V. Maidment Ltd
OS grid reference:	E 397801	N 127544	Site operator (if applicable):	R.V. Maidment Ltd
Current use:	Skip hire, LR, WTS		Existing waste uses on the site?	Yes - See current uses

Potential allocation:

The site is an established skip hire, LR, WTS facility and this assessment looks at the potential for expansion of such uses.

The size and location of the site means that landfill and HRC are not suitable and consequently these options have been removed from consideration.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ¹⁶
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in proximity to this site.

¹⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no relevant features present at this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	Residential properties about the south western and north eastern boundary of the site. Potential for composting, IWR/T and waste treatment at this site to increase existing traffic and noise levels and significantly increase atmospheric pollution (dust, odour, particulates) which could impact human health. Remove these waste development types from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No. The site is not situated on a playing field.	

Maidment Ltd Skip Hire, Swallowcliffe

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		The site is in the Cranborne Chase and West Wiltshire Downs AONB Any additional impacts on this designation will need to be considered, but it is an existing facility and is considered 'local scale'.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		The site is in the AONB but is considered 'local scale'. Any impacts on the AONB, as a result of expansion or additional local scale facilities, will need to be further considered in the future.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is located on a major aquifer of high vulnerability. Activities on this site may potentially impact upon the aquifer. Hydrological survey required to investigate any potential impacts from development.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		<p>✓</p>	<p>✓</p>		<p>No, site is in flood zone 1. No part of the site is situated within the floodplain.</p>
--	---	--	----------	----------	--	--

Additional comments & recommendations:

Composting, IWR/T and Waste Treatment facilities should be removed from consideration on the grounds of potential impacts to human health because of the residential property which abuts the western boundary of the site.

The site is located within an AONB and therefore only local scale facilities should be considered at this location.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Potential for waste development type to increase atmospheric pollution as a result of increased traffic movements which may impact a number of Wildlife Sites which surround the site (for instance Sutton Down/Sutton Ivers Wildlife Site (0.5 km south east), Whitmarsh and Swell Hill Woods (1.1 km north west), Haredene Wood (1.8 km north west), Swallowcliffe Wood (1 km north west) and Walkers Copse (1.5 km west)). The site is an existing waste operation and any cumulative impacts resulting from other activities on the site will need to be considered.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Several areas of ancient woodland (associated with some of the Wildlife Sites) are within 1.5 km of the site boundary. Potential for waste development types to increase atmospheric pollution which may impact these areas. Physical harm/damage considered unlikely.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected species have been identified in the area. Potential for waste development types to increase the level of lighting and noise pollution and disturb these species. Ecological survey required to confirm the level of impact.							

¹⁸ Please refer to Appendix H for details.

¹⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	A number of Wildlife Sites within 2 km of the site contain priority habitats however it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts. An ecological survey will be required.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an existing waste operation. No adverse impacts on green corridors and hedgerows.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is not allocated for B1 employment uses. The site is located next to areas of land permitted for business class (B2 and B8) uses, which have the potential to accommodate the expansion of waste uses.									
Historic Environment & Cultural Heritage											
4. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁰ .	9	There are several SAMs within 1 km south east of the site and Castle Ditch Fort is approximately 1.4 km to the north west of the site. Distance between the site and the SAMs mean that potential significant impacts on these SAMs are unlikely. No adverse impact.									
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	Residential properties about the south western and north eastern boundary of the site. Another property is situated approximately 90 meters north west of the site. Potential for waste development types to increase existing traffic and noise levels which could have an impact on people living in these properties. Any expansion of waste facilities will need to consider impacts on these receptors. Assessment for noise and air quality required.									
2. To avoid the loss or damage to	6	Site is an existing waste operation and therefore presence of tree									

²⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
protected trees/groups of protected trees.		preservation orders is unlikely.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to significantly increase noise and vibration as a result of increased traffic and/or machinery and disturb adjacent and nearby properties. The cumulative impact of other activities operating on the site will need to be a key consideration.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste development types to significantly increase the level of fumes through operations and an increase in traffic which may pose significant impacts on the adjacent and nearby residential properties.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Waste development types likely to be housed in-doors however there is potential for increased nuisance depending on scale of expansion and operating hours of waste facilities on site (MRF/WTS tend to be larger therefore impacts will be greater). Impacts on adjacent residential properties will be a key consideration.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase atmospheric pollution through an increase in traffic. The limited size of the site means that expansion on a large scale would not be feasible and therefore overall effects to air quality are unlikely to be significant.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	There are no specific recreational facilities in proximity to the site however the surrounding land is open space with PROWs running along field boundaries and any impacts on this open space will need to be considered. Impacts on the tourist economy are considered unlikely.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 2 agricultural land however it is an existing waste operation and therefore this grading does not apply.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation,	4 & 7	Site is not on allocated land.								

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
etc).									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an existing waste operation.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	Expansion of existing waste management operations could be feasible on the site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is located within the Cranborne Chase and West Wiltshire Downs AONB however the site is an existing operational site. The AONB designation means that only local scale waste uses would be suitable at this location and sensitive design of any waste development type would be a key element. Landscape assessment required.							
2. To prevent the creation of unacceptable visual impacts.	8	The site is located within the AONB and therefore only local scale uses will be considered suitable at this location. The site is an existing waste operation and sensitive design would be required to ensure that any new facility fits in with existing buildings and minimises visual impacts. Views onto the site from nearby PROWs and views from residential areas in close proximity to the site would need to be a key consideration particularly in relation to size, height and location of buildings. MRF/WTS buildings tend to be larger in scale and therefore pose a greater visual impact than LR. Landscape assessment required.							
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to	2, 3 & 11	N/A.							

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
concentrations of population.										
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site has direct access off the A30 but does not connect with the Wiltshire HGV Route Network until the A350 (at Shaftesbury – approximately 12 km) and the A36 (at Wilton approximately 14 km).								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The location of the site encourages traffic movements along the A30 which involves travelling past linear settlements/properties.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity; significant infrastructure would be required to transport waste by rail or water.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in flood zone 1. No adverse impacts.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on a Major Aquifer of High Vulnerability and any waste development type will need to ensure against groundwater contamination. Hydrological survey will be required to assess impacts of any additional development at this site.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR. Any waste facilities on this site will need to be accommodated indoors to minimise impacts upon surrounding residential properties.

Detailed assessments required for:

- **Ecology** – potential impacts on Wildlife Sites, ancient woodland, protected species/habitats;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration affecting existing uses on the business park and surrounding receptors;
- **Landscape and visual** – potential impacts on the Cranborne Chase and West Wiltshire Downs AONB, impacts on existing setting and views onto the site from the surrounding area;
- **Transport and access arrangements** – access off the A30;
- **Groundwater issues.**

Site details

Site name:	Sarum Business Centre		Date of appraisal:	15.10.2009
Site reference:	Inset Map 40 (I&O Report 2006)		Appraised by:	AJ/MC
Area:	South		Size of site (ha):	11.9 ha
Nearest settlement(s):	Salisbury		Land owner (if known):	
OS grid reference:	E 415230	N 133632	Site operator (if applicable):	N/A
Current use:	Business Centre		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established business centre.

The Issues and Options document (2006) included two areas of land on this site. One of the areas of land is not considered suitable due to the location of a nursing home that covers the majority of the area. Therefore this appraisal has only been undertaken on the other area of land within the site.

Potential for MRF/WTS and LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

²¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	There are a number of listed buildings within or in close proximity to the site and impacts on these will need to be considered further.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	There is a SAM approximately 1 km south west of the site and a SAM approximately 0.5 km north east of the site. Any impacts on these sites will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Potential for IWR/T, composting and waste treatment to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people working on/visiting the business centre and impacts on residents living in the housing estate opposite the site (north west). Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Sarum Business Centre, Salisbury

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		The site is not easily visible on the Salisbury Local Plan Proposals map and it does not appear to be allocated for anything specific. Areas of land opposite the site are allocated for housing (H2D) and employment (E1) and housing has already been developed.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The site is located in a Major Aquifer of High Vulnerability. The majority of the site is in Source Protection Zone (SPZ) 2 however the west and east corners are within SPZ 1. Hydrological survey may be required to investigate any potential impacts from development.

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.
---	--	---	---	---	--	------------------------------

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be removed from further assessment on the grounds of impacts to human health on existing users and the close proximity of a housing estate.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The site is within 1km of the River Avon SAC/SSSI and within 1 km of the Old Sarum County Wildlife Site which is part of the SAM to the south west of the site. The site is an established business centre however there is potential for waste development to increase the level of noise and traffic (particularly HRC) and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI and County Wildlife Site. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts are not likely to be significant. Project level HRA may be required. Any waste development type in this area will need to compliment the existing uses and ensure that any impacts are kept to a minimum. Cumulative impacts of existing activities on the site will also need to be considered.							

²³ Please refer to Appendix H for details.

²⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. No adverse impacts.	Blue	Blue	Blue				
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.	Blue	Blue	Blue				
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected species have been recorded in the vicinity of the site. Potential for any waste development types to increase the level of lighting and noise pollution and disturb these species. Ecological survey may be required.	Yellow	Yellow	Yellow				
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is located approximately 1.4 km south of the site, however it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.	Blue	Blue	Blue				
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	The site is a business centre however hedgerows and trees are visible on the site and an ecological survey may be required to establish potential impacts	Yellow	Yellow	Yellow				
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue				
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site contains B1, B2 and B8 class uses. The site is not easily visible on the Salisbury Local Plan Proposals Map and it does not appear to be allocated for anything specific.	Yellow	Yellow	Yellow				
Historic Environment & Cultural Heritage									
5. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	There is a SAM approximately 1km south west of the site and a SAM approximately 0.5 km north east of the site. The site is adjacent to and part within the Old Sarum Airfield Conservation Area. Any impact on	Orange	Yellow	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
heritage importance and preserve their setting ²⁵ .		the setting of SAMs or Conservation Area will need to be considered. There are also a number of listed buildings on and in close proximity to the site. Any development on undisturbed ground would require a survey. Potential for HRC to significantly increase atmospheric pollution and noise via an increase in transport and operations (odour, emissions). MRF/WTS and LR have potential to increase the level of traffic and noise but to a lesser extent.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an established business centre and any waste development at this location is unlikely to cause significant increase in existing impacts except in the case of HRC which has potential to significantly increase the volume of traffic accessing the business centre and increase noise and atmospheric pollution levels as a result. MRF/WTS and LR are likely to have a limited impact on increased traffic. Impacts on people working on/visiting the business centre and impacts on residents living in housing opposite and to the south east of the site need to be considered particularly in relation to impacts from HRC. Sensitive location of any facility on the site would be required.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	The eastern area is an established business centre. Tree survey may be required for the western area of the site.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Although waste development may replace an existing use on the business centre there is potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. MRF/WTS and LR are also likely to increase levels of traffic. Impacts on people working on/visiting the business centre and impacts on residents opposite and adjacent to the site will need to be considered. Impacts of people using the Residential Home in the								

²⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		western site will be a major consideration. Sensitive location of any facility on the site would be required.	Orange	Yellow	Yellow					
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. HRC has potential to have a significant adverse impact because operations are outdoors and may encourage higher volumes of traffic than existing uses on the business centre. MRF/WTS and LR operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. Sensitive location of any facility on the site would be required.	Orange	Yellow	Yellow					
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance depending on scale and type of the facility. Potential for HRC which are outdoor operations to significantly increase the level of nuisance in the business centre and surrounding area. Potential for MRF/WTS and LR facilities to also increase the level of nuisance but to a lesser extent because these tend to be housed indoors.	Orange	Yellow	Yellow					
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and dust and therefore atmospheric pollution. Potential for MRF/WTS and LR to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue					
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs are present on the site however there is a PROW to the east of the site and any impacts on this will need to be considered. No adverse impacts.	Blue	Blue	Blue					
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A football ground and playing field are present among the housing estates in proximity to the site although impacts on these facilities are not thought to be significant. The flying club occupies the eastern area and the adjacent airfield; impacts on this will need to be considered.	Yellow	Yellow	Yellow					

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	The site is on grade 3 agricultural land however the eastern area of the site is on a business centre and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is not easily visible on the Salisbury Local Plan Proposals Map and it does not appear to be allocated for anything specific. There is an area of land north east of the site which is allocated for housing (H2D) and employment (E1) which has already been developed as a residential area. Potential for waste development to have a limited adverse impact on these allocations.	Yellow	Yellow	Yellow				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is on an established business centre.	Green	Green	Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A. There are no existing waste uses on the site.	Blue	Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The eastern area is on an existing business centre and however the open nature of a HRC and scale of a MRF/WTS has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Design of any facilities to complement existing buildings would be a key consideration.	Yellow	Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	The site is in an established business centre and although a waste management facility is unlikely to affect the immediate setting sensitive design would still be required to fit in with existing buildings. Views onto the site from the nearby Old Sarum, PROW and views from residential areas opposite and to the south east would need to be considered particularly in relation to size, height and location of	Yellow	Orange	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		buildings. MRF/WTS facility is likely to cause the greatest impact due to size and height of buildings. The visual impact of a HRC and LR facility is unlikely to be significant because associated buildings and operations are on a smaller scale than MRF/WTS.	Yellow	Orange	Yellow				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site has direct access to a Roman Road which is approximately 3 km from the A338 (part of the PRN). Infrastructure in the business centre is already established however the site is not considered suitable to accommodate a HRC due to traffic circulation and size constraints. Remove HRC from further consideration.	Red	Orange	Orange				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would be partially through residential/sensitive land uses.	Black	Yellow	Yellow				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.	Black	Orange	Orange				

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1 and does not raise any flooding concerns. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is located on a Major Aquifer of High Vulnerability. The majority of the site is in Source Protection Zone (SPZ) 2 however the west and east corners are within SPZ 1. Hydrological survey required to investigate any potential impacts from development.							

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

The site is within an established business centre and therefore design and location of any waste facilities within the business centre will be a key consideration.

Detailed assessments required for:

- **Ecology** – potential impacts on the River Avon Sac/SSSI and the Old Sarum County Wildlife Site, protected and notable species/habitat, green corridors and hedgerows;
- **Cultural heritage** – potential impacts on nearby SAMs and the Old Sarum Airfield Conservation Area;
- **Human health and amenity** – potential impacts on noise and vibration levels affecting existing uses on the business centre and surrounding receptors;
- **Landscape and visual** – impacts on existing setting and views onto the site from nearby housing estates and PROWs;
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality affecting existing uses on the business park and surrounding receptors. Potential impacts on the flying club which occupies the eastern area of the site and the adjacent airfield.

Site details

Site name:	Thorney Down Waste Transfer Station		Date of appraisal:	23/011/2009
Site reference:	Inset Map 43 (I&O report 2006)		Appraised by:	JM
Area:	South		Size of site (ha):	1.4 ha
Nearest settlement(s):	Winterslow		Land owner (if known):	MoD - Leased by Hills
OS grid reference:	E 421282	N 134060	Site operator (if applicable):	Hills Waste Solutions
Current use:	WTS		Existing waste uses on the site?	WTS

Potential allocation:

Landfill not applicable and a WTS is already operating at the site. Due to the size of the site Waste Treatment facilities have not been appraised.

The size of the site limits capacity for built development and therefore LR facility has not been appraised.

Potential for Composting and IWR/T.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²⁷ on a SAC, SPA or Ramsar or its setting?	X		✓	✓			Porton Down SAC/SPA is approximately 650 meters north of the site and any impacts on this designation will need to be considered. Minerals and Waste Habitats Regulations Assessment highlights potential for cumulative traffic impacts on the A30 to affect the Stone Curlew breeding patterns. Potential for HRC to significantly increase the level of traffic in the area. For this reason HRC should be excluded from further	

²⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Thorney Down Waste Transfer Station, Winterslow

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								consideration.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?				✓	✓			Porton Down SSSI is approximately 650 meters north of the site and any impacts on this chalk grassland designation will need to be considered further.
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?				✓	✓			An area of ancient woodland lies approximately 850m to the west of the site and any impacts on this will need to be considered.
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?				✓	✓			No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?				✓	✓			No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?				✓	✓			No, although consideration will need to be given to impacts on the farm opposite the site and the Firsdown settlement approximately 0.5 km south of the site.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?				✓	✓			No. The site is not situated on a playing field.

Thorney Down Waste Transfer Station, Winterslow

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site overlies a Major Aquifer of High Vulnerability. Groundwater assessment may be required. Further advice will be sought from the Environment Agency.

Thorney Down Waste Transfer Station, Winterslow

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.
---	--	--	---	---	--	------------------------------

Additional comments & recommendations:

Site ruled out for HRC on potential impacts from traffic on the Porton Down SAC/SPA.

Site appraisal should be carried forward for IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Porton Down SAC/SPA/SSSI is approximately 650 meters north of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) explains that the key interest feature at the SPA is the Stone Curlew. Significant adverse impacts for this species are most likely to arise from disturbance, noise and light in proximity to nesting and feeding sites and that these impacts need to be direct, i.e. resulting from location within or directly next to the SPA. The HRA also states that proximity to the A30 and the potential for cumulative traffic impacts from other spatial development in the area points to the need for specific avoidance and mitigation measures. Potential for all waste development to have a limited adverse impact on the SAC/SPA. Project level HRA may be required. Thorney Down Road Verge County Wildlife Site is approximately 30 meters south of the site on the opposite side of the A30. Any impacts on this designation will also need to be considered.							
2. To avoid the loss or damage to	6	An area of ancient woodland lies approximately 850m to the west of							

²⁸ Please refer to Appendix H for details.

²⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Thorney Down Waste Transfer Station, Winterslow

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
ancient woodland and aged or veteran trees.		the site however any adverse impacts on this site are unlikely. Site is an existing waste operation and presence of aged or veteran trees is unlikely. No adverse impacts.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the surrounding area and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat (Calcareous grassland) associated with Porton Down SAC/SPA/SSSI is approximately 650 meters north of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Direct loss/harm unlikely. Ecological survey may be required.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an existing waste operation however trees and hedgerows line the site boundary. Survey required establishing presence and impacts on green corridors and hedgerows.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is an existing waste operation however it is located within a Strategic Nature Area of Chalk Downland. Limited loss or damage to this area may occur but not considered to be significant.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
6. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								

Thorney Down Waste Transfer Station, Winterslow

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
their setting ³⁰ .									
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing waste operation. Farm is opposite the site on the other side of the A30 which acts as a natural boundary. The Firsdow settlement is approximately 0.5 km south of the site. Potential for IWR/T and composting to increase dust and odour levels and release spores into the atmosphere which may pose a significant impact to people living in close proximity to the site. Sensitive location of facilities in the site would be required. Any cumulative impacts resulting from other activities on the site affecting human health will also need to be considered.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an existing waste operation and presence of protected trees is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase noise and vibration levels as a result of increased traffic. Potential for IWR/T to significantly increase noise and vibration as a result of operations and machinery. Sensitive location of facilities in the site would be required. Impacts on residents, habitats and species surrounding the site will need to be considered. Any cumulative impacts resulting from other activities on the site will also need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of fumes as a result of increased traffic. Potential for composting to significantly increase the level of odour. Potential for IWR/T to significantly increase the level of dust as a result of operations. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests,	1 & 12	Potential for waste development types to increase levels of nuisance. Potential for IWR/T and composting to have a significant impact due							

³⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Thorney Down Waste Transfer Station, Winterslow

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
litter and light pollution).		to the fact that these tend to be outdoor operations. Any cumulative impacts resulting from other activities on the site will also need to be considered.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly composting) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on non agricultural land. No adverse impact.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an existing waste operation.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A. Site is not within an operating quarry.								
5. To seek to better utilise existing waste management facilities.	4	Site is an existing WTS.								

Thorney Down Waste Transfer Station, Winterslow

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is not in proximity to an AONB or the New Forest National Park however the remote nature of the site means that any additional waste development has potential to have a limited adverse impact on the character and local distinctiveness of the landscape setting.								
2. To prevent the creation of unacceptable visual impacts.	8	Site benefits from existing screening however topographical changes around the site mean that views onto the site can vary. Landscape assessment may be required.								
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Site is 0.5 km from the nearest settlement and impacts not considered to be significant. However impacts on the farm opposite the site will need to be considered.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site has direct access to the A30, which is part of the Wiltshire HGV Route Network, via an existing haul road. Traffic impacts at peak times may be an issue and any cumulative impacts resulting from other traffic movements associated with current operations on the site will need to be considered. Transport assessment required.								

Thorney Down Waste Transfer Station, Winterslow

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The access road off the A30 is completely isolated therefore access does not pass through residential and/or sensitive land uses.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste via rail or water.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site overlies a Major Aquifer of High Vulnerability, survey required. IWR/T unlikely to pose a significant threat to water quality and quantity. Potential for composting to produce contaminants which may impact groundwater and surface water quality. Advice sought from the EA.							

Additional comments & recommendations/further information required:

Site ruled out for a HRC on transport grounds.

Site potentially suitable for IWR/T and Composting.

Detailed assessments required for:

- **Ecology** – potential impacts on Porton Down SAC/SPA/SSSI, Thorney Down Road Verge County Wildlife Site, ancient woodland, protected or notable species/habitat, green corridors and hedgerows;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration affecting surrounding receptors;
- **Landscape and visual** - potential impacts on existing setting and views onto the site from the surrounding area;
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels (vermin, pests, litter and light pollution) affecting surrounding receptors.

Site details

Site name:	Salisbury Road Industrial Estate		Date of appraisal:	15.10.2009
Site reference:	Inset Map 44 (I&O Report)		Appraised by:	AJ/MC
Area:	South		Size of site (ha):	10.5 ha
Nearest settlement(s):	Downton		Land owner (if known):	
OS grid reference:	E 417145	N 122052	Site operator (if applicable):	N/A
Current use:	Industrial Estate		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for HRC, MRF/WTS, and LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ³¹
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	X		The River Avon flows approximately 250 meters to the east of the site and is a designated SAC and any potential impacts on this designation need to be considered. Potential for waste treatment to significantly increase atmospheric and release contaminants which may affect water quality of the SAC. Remove this development option from further consideration.

³¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

³² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Salisbury Road Industrial Estate, Downton

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓		The River Avon SSSI is approximately 250 meters east of the site and any potential impacts on this need to be considered.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓		No, although the surrounding area, including the site is an Area of Special Archaeological Significance. There is a SAM approximately 750 meters to the south east of the site. Any impacts on this need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X		Downton Primary and Secondary schools, Longclose Park Sports Ground and Memorial Gardens are within 350 meters of the site. Residential properties border or are within 100 meters to the west, south and east of the site. Potential for IWR/T and composting to increase atmospheric pollution (dust, odour, spores) which could impact human health. The site is an industrial estate and waste development types would conflict with existing uses. Remove these waste development types from further	

Salisbury Road Industrial Estate, Downton

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				consideration. No. Site is an existing industrial estate however the Longclose Park Sports Ground is approximately 70 meters south of the site and any impacts on this will need to be considered.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓				The northern part of the site was allocated as employment land (E11) in the Salisbury Local Plan and has since been built as an extension to the existing industrial estate which occupies the remainder of the site. Waste development is compatible with this allocation.	
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓				No, although the site is within 800 meters east of the Cranborne Chase and West Wiltshire Downs AONB. Any impacts on this designation will need to be considered.	
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓				No. However the site is approximately 3km from the National Park boundary and impacts may need further consideration.	
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓				No. The site is not located in the Green Belt.	

Salisbury Road Industrial Estate, Downton

Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The site is on an Aquifer of High and Intermediate Vulnerability. Groundwater assessment may be required. Further advice will be sought from the Environment Agency.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		The site is in Flood Zone 1 except for a small part of the south eastern corner which is in Flood Zone 2. The site also abuts Flood Zone 3 which is associated with the location of the River Avon. Any waste development would need to ensure against flooding.

Additional comments & recommendations:

Waste Treatment facilities have been removed from consideration because of potential impacts on the River Avon SAC. IWR/T and composting have been excluded from further assessment on the grounds of potential human health impacts.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Avon SAC/SSSI/County Wildlife Site is approximately 250 meters east of the site. Potential for waste development types to increase levels of traffic (particularly HRC) and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts such as dust are not likely to occur. Any cumulative impacts resulting from other activities on the industrial estate affecting the SAC will also need to be considered. Project level HRA may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							

³³ Please refer to Appendix H for details.

³⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the surrounding area and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey (particularly a survey for water voles) may be required because the River Avon SAC/SSSI is an area of high ecological value.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats identified in proximity to the site however because the site is approximately 250 meters from the River Avon SAC/SSSI/County Wildlife site a survey may be required to investigate any potential impacts on BAP habitats.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is a developed industrial estate containing limited green spaces. No adverse impacts.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts. The River Avon is a South West Nature Map River and potential impacts on this internationally designated river will be investigated further through the HRA.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The Salisbury Local Plan states that the site is suitable for B1 and B8 use classes and B2 uses will be permitted where there would be not adverse impact on neighbouring properties. Waste development is compatible with this allocation.								
Historic Environment & Cultural Heritage										
7. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	The surrounding area, including the site is an Area of Special Archaeological Significance. There is a SAM and Historic Park and Garden (The Moot and Moot House Downton: Grade II*)								

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
heritage importance and preserve their setting ³⁵ .		approximately 750 meters to the south east of the site. This is separated from the site by the River Avon. Potential for HRC and MRF/WTS to increase the levels of traffic operating in the site and increase the level of dust, noise and fumes. LR facilities tend to be smaller in scale and therefore impacts are unlikely to be greater than existing ones occurring on the industrial estate; no adverse impact. The southern boundary of the site borders the Downton Conservation Area and any impacts on this will also need to be considered.	Yellow	Yellow	Blue				
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is on an existing industrial estate. Downton Primary and Secondary schools, Longclose Park Sports Ground and Memorial Gardens are each within 350 meters of the site. Residential properties border or are within 100 meters west, south and east of the site. Impacts on these receptors and people working on/visiting the existing industrial estate will need to be considered. Potential for HRC to significantly increase noise and traffic and add to atmospheric pollution levels. Potential for MRF/WTS and LR facilities to increase noise and traffic movements and atmospheric pollution however these types of facilities tend to be housed indoors and therefore impacts are not deemed to be significant in terms of impacts to human health. Any cumulative impacts resulting from other activities on the site affecting human health will also need to be considered.	Orange	Yellow	Yellow				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate containing limited green spaces. Presence of protected trees is unlikely.	Light Green	Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase noise and vibration as a result of an increase in traffic and operations. Potential for MRF/WTS to also increase traffic but to a lesser extent. LR is unlikely to exacerbate	Orange	Yellow	Blue				

³⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		existing traffic movements in the industrial estate. Impacts on residents surrounding the site will need to be considered. Any cumulative impacts resulting from other activities on the site will also need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC to significantly increase the level of fumes as a result of increased traffic and increase dust as a result of operations. MRF/WTS is likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. LR facilities are also housed indoors and are unlikely to exacerbate existing traffic movements in the industrial estate. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to have a significant impact due to outdoor nature of operations. The in-door nature of MRF/WTS and LR facilities mean that impacts are unlikely to be adverse unless it involves outdoor stock piling. Any cumulative impacts resulting from other activities on the site will also need to be considered.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level of traffic and release emissions as part of operations thereby increasing atmospheric pollution levels. MRF/WTS is likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. LR facilities are also housed indoors and are unlikely to exacerbate existing traffic movements in the industrial estate. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.							
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs present on the site. PROWs run along field boundaries to the north, south and east of the site but these are unlikely to be affected. No adverse impacts.							
8. To avoid adverse impacts on the tourist economy, recreational facilities	1	Areas of open space border the northern and western site boundaries and the Longclose Park Sports Ground and Memorial							

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
and open space.		Gardens are located south of the site. As the site is on an existing industrial estate impacts on these facilities are unlikely to exceed existing levels. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	The site is on grade 3 agricultural land however site is an industrial estate and therefore this grading does not apply.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The northern part of the site was allocated as employment land (E11) in the Salisbury Local Plan and has since been built as an extension to the existing industrial estate which occupies the remainder of the site. Waste development is compatible with this allocation.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an existing industrial estate so any development will take place on Brownfield land.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	N/A. No waste management facilities on the site.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC and scale of a MRF/WTS has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Design of any waste development facility will be a key consideration. The site is within 800 meters of the Cranborne Chase and West Wiltshire Downs AONB and impacts upon the AONB will need to be considered. The site is in the southern part of Wiltshire and therefore potential impacts on the New Forest National Park (e.g. encouraging increased traffic which may affect tranquillity and sense of remoteness of the countryside) will need to be taken into consideration.								

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
2. To prevent the creation of unacceptable visual impacts.	8	Scale of any waste facility will be a key factor in determining suitable uses. HRC and LR are unlikely to have a visual impact in comparison to an MRF/WTS due to the smaller size and height of associated buildings/equipment. The site is on an established industrial estate and already benefits from existing screening which inhibits views onto the site from residential properties directly opposite the western and southern boundaries.	Blue	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site benefits from direct access to the A338 which is part of the PRN and Wiltshire HGV Route Network. A Transport Assessment is recommended to assess potential impacts of any waste development on Downton and Redlynch as the B3080, which joins the A338 passes through these settlements and is subject to weight limit restrictions. Consideration will also need to be given to the possibility for transport movements to affect the wider New Forest area.	Yellow	Yellow	Yellow				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land	1 & 5	Although the site has direct access to the A338 there is a possibility that access would involve travel through residential areas and/or sensitive land uses, particularly if the site was allocated as a HRC.	Orange	Yellow	Yellow				

Salisbury Road Industrial Estate, Downton

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
uses (excluding kerbside collections).		Transport movements associated with a MRF/WTS and LR can be controlled by routing agreements during the planning application process. A transport assessment will be required.	Orange	Yellow	Yellow				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.	Orange	Orange	Orange				
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The site is in Flood Zone 1 except for a small part of the south eastern corner which is in Flood Zone 2. The site also abuts Flood Zone 3 associated with the location of the River Avon. Any development would need to ensure against flood risk. Flood risk assessment may be required.	Yellow	Yellow	Yellow				
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is on Aquifers of High and Intermediate Vulnerability. A groundwater assessment may be required and drainage issues should be addressed.	Yellow	Yellow	Yellow				

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS, and LR facility.

Detailed assessments required for:

- **Ecology** – potential impacts on the River Avon SAC/SSSI/County Wildlife Site, protected or notable species/habitats and area of high ecological value;
- **Cultural heritage** – potential impacts on the Area of Special Archaeological Significance;
- **Landscape and visual** – potential impacts on the Cranborne Chase and West Wiltshire Downs AONB, impacts on existing setting and views onto the site from the surrounding area;
- **Transport and access arrangement** - potential impacts on Downton, Redlynch and the New Forest area;
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration, and nuisance affecting existing uses on the industrial estate and surrounding receptors.

Site details

Site name:	Brickworth Quarry and Landfill		Date of appraisal:	10/11/2009
Site reference:	Inset Map 45 (I&O Report 2006)		Appraised by:	JM / AJ / MC
Area:	South		Size of site (ha):	17.3 ha
Nearest settlement(s):	Whiteparish		Land owner (if known):	
OS grid reference:	E 422871	N 123246	Site operator (if applicable):	Cleansing Services Group
Current use:	Quarry and Inert Landfill		Existing waste uses on the site?	Yes - Inert Landfill

Potential allocation:

The site is a permitted sand quarry which means that HRC, MRF/WTS, LR, composting and waste treatment are not suitable at this location.

Landfill has not been considered because one is already in operation for the deposit of inert waste to restore the sand quarry.

Potential for IWR/T associated with the restoration of the quarry.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³⁷ on a SAC, SPA or Ramsar or its setting?				✓			Langley Wood and Homan's Copse SAC, Loosehanger Copse and Meadows SAC, and Whiteparish Common SAC are within 3 km south and south east of the site. The New Forest SPA is approximately 4.5 km south of the site. Any potential impacts on these designations will need further consideration.	
b) To avoid development that would significantly impact on sites	Will development at this site lead to a significant adverse impact				✓			There are approximately 5 SSSIs within about 2.5 km south and south east of the site. Any	

³⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

³⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Brickworth Quarry and Landfill, Whiteparish

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
of national importance.	on a site of national importance or its setting?							potential impacts on these sites will need further consideration..	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?				✓			Areas of ancient woodland surround the site and about the western and southern boundary of the site. Any potential impacts on these areas will need further consideration, although direct loss/damage is considered unlikely.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?				✓			No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?				✓			No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?				✓			No. Site is fairly isolated except for a few residential properties opposite the south eastern corner of the site and north of the site separated by the A36. Potential impacts related to noise and air quality not likely to be significant.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?				✓			No. The site is not situated on a playing field.	

Brickworth Quarry and Landfill, Whiteparish

Land Use					
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual					
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓		The New Forest National Park is approximately 0.5 km south of the site and potential impacts on this will need further consideration.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓		No. The site is not located in the Green Belt.
Locational					
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓		No; although proximity to the New Forest National Park will be a major consideration.
Water Environment					
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓		Site is located on a minor aquifer of intermediate vulnerability. Impacts include potential contamination of groundwater. Hydrological survey required to investigate any potential impacts from this development.

Brickworth Quarry and Landfill, Whiteparish

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	No. Site is in Flood Zone 1.
---	--	--	---	------------------------------

Additional comments & recommendations:

Continue to assess suitability for IWR/T facility at this site.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Langley Wood and Homan's Copse SAC is approximately 1.5 km south of the site. Loosehanger Copse and Meadows SAC is approximately 3 km south west. Whiteparish Common SAC is approximately 1.8 km south east of the site. Landford Bog SAC is approximately 5 km south east. The New Forest SAC is approximately 5.5 km south west and south east of the site. There are also approximately 5 SSSIs within about 2.5 km south and south east of the site. Potential for IWR/T to increase the level of dust in the area as a result of operations however the Minerals and Waste Habitats Regulations Assessment states that potential for adverse impact reduces significantly beyond a 500 meter radius and therefore impacts are not deemed to be significant. Potential for cumulative impacts. Project level HRA may be required.							
2. To avoid the loss or damage to ancient woodland and aged or	6	Areas of ancient woodland surround the site and abut the western and southern boundary of the site. Site is an operational quarry and							

³⁸ Please refer to Appendix H for details.

³⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Brickworth Quarry and Landfill, Whiteparish

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading														
			R				C	T	L								
			HRC	MRF / WTS	LR	IWR/T											
veteran trees.		potential cumulative impacts should be investigated. Potential for limited loss or damage to the trees. Survey for aged or veteran trees may be required.															
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.															
4. To avoid development that would impact on populations of protected or notable species.	6	Protected and notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Potential for direct loss of habitat although protected species survey will be required to confirm the level of impact.															
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Areas of ancient woodland surrounding the site (but not abutting the site) contain priority habitat. None are within 500 meters of the site and it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.															
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an operational quarry. However there are surrounding areas of woodland. Ecological survey required to establish any potential impacts associated with proposed use of this site.															
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Approximately a third of the site to the west is identified as an area of potential Woodland in the South West Nature map. Development of this area would lead to loss of part of this designation.															
Economic																	
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1land.															
Historic Environment & Cultural Heritage																	
8. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.															

Brickworth Quarry and Landfill, Whiteparish

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
heritage importance and preserve their setting ⁴⁰ .											
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential for IWR/T to increase the level of traffic and dust as a result of operations which may increase atmospheric pollution. The site is fairly isolated except for a few residential properties opposite the south eastern corner of the site (approximately 40 meters away) and north of the site (approximately 220 meters away) however these properties are separated from the site by the A36 which acts as a buffer. Impacts on human health are unlikely to be significant. The site is an operational quarry and potential cumulative impacts should be investigated.									
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Woodland surrounds the site. Tree survey required to establish whether there will be any adverse impacts to protected trees/groups of protected trees.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for IWR/T to increase noise and vibration levels as a result of operations and an increase in traffic. Nearest receptors to the site are separated from the site by the A36 which acts as a primary source of noise in the area. Impacts are unlikely to be significant.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for IWR/T to increase dust and fume levels as a result of operations and an increase in traffic. Nearest receptors to the site are separated from the site by the A36. Impacts are unlikely to significantly exceed existing levels.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for IWR/T to increase litter due to the outdoor nature of operations. Light pollution levels will need to be controlled.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for IWR/T to create dust. This would need to be controlled. Air quality survey required.									
7. To avoid loss of public footpaths	1	A PROW runs along the western boundary of the site but is unlikely to									

⁴⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Brickworth Quarry and Landfill, Whiteparish

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
and public rights of way.		be affected by waste development. No adverse impacts.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is within grade 3 agricultural land, but is an operational quarry, that will be restored to agriculture and therefore this grading does not apply.									
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated in any plans.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an operational quarry.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site is an operational quarry.									
5. To seek to better utilise existing waste management facilities.	4	IWR/T is being proposed within an operational quarry and inert landfill.									
Landscape, Townscape & Visual											
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is an operational quarry and the addition of an IWR/T facility would not have a significant impact on the existing setting. No adverse impact.									
2. To prevent the creation of unacceptable visual impacts.	8	Site is an operational quarry however potential for IWR/T facility to have a limited visual impact.									
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.									

Brickworth Quarry and Landfill, Whiteparish

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site benefits from direct access to the A36 (part of the HGV Route Network) and the adequacy of the A36 to accommodate additional HGV movements will need to be assessed. Potential for impacts upon the A27; routing agreements may be required. A transport assessment will be required.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Site is accessed directly from the A36 but may involve some travel through sensitive areas depending on the route taken. Transport Assessment required.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant Infrastructure required to transport waste by rail or water.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any	1, 10 & 12	Site is located over a minor aquifer with intermediate vulnerability and IWR/T will need to ensure against groundwater contamination.							

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.		Groundwater/hydrological survey required.								

Additional comments & recommendations/further information required:
<p>Site potentially suitable for an IWR/T facility in association with existing landfill inputs.</p> <p>Detailed assessments required for:</p> <ul style="list-style-type: none"> - Ecology – potential impacts on nearby SACs, ancient woodland, aged or veteran trees, protected and notable species/habitats; - Human health and amenity – potential impacts on air quality (including dust and fumes) and noise levels affecting nearby receptors; - Landscape and visual – potential views onto the site from surrounding properties and PROW; - Transport and access arrangement – potential impacts on the A27 and surrounding residential areas; - Surface and groundwater issues – potential for contamination. <p>Other issues to be considered at the planning application stage:</p> <ul style="list-style-type: none"> - Human health and amenity – potential impacts on nuisance levels.

Site details

Site name:	Employment Allocation	Date of appraisal:	15.10.2009
Site reference:	Inset Map 11 (I&O Report 2006)	Appraised by:	AJ/MC
Area:	South	Size of site (ha):	3.8 ha
Nearest settlement(s):	Mere	Land owner (if known):	
OS grid reference:	E 380132 N 132325	Site operator (if applicable):	N/A
Current use:	Undeveloped Greenfield land	Existing waste uses on the site?	Greenfield site

Potential allocation:
<p>Landfill has not been considered at this location because the site is an undeveloped employment allocation.</p> <p>Potential for HRC, MRF/WTS and LR.</p>

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station		
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁴¹		
L	Landfill	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		Dead Maid Quarry SSSI runs along the back of the adjacent industrial estate and any potential impacts on this will need to be considered further.

⁴¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Employment Allocation, Mere

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	An area of Ancient Replanted Woodland is within 100 meters to the north west of the site. Any potential impacts on this will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	There is a large SAM and 3 smaller SAMS within 1km east of the site. Any potential impacts on these will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	The adjacent industrial estate to the east of the site separates the site from housing. Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the nearby industrial estate. Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Employment Allocation, Mere

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		The site is allocated in the Salisbury Local Plan for employment (B2 and B8) development. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		The Cranborne Chase and West Wiltshire Downs AONB is approximately 300 meters north of the site (separated from the site by the A303) and any potential impacts on the AONB will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.

Employment Allocation, Mere

Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site is in Source Protection Zone (SPZ) 3. The adjacent industrial estate is in SPZ 2. Site overlies a Major Aquifer of Intermediate Vulnerability and is in close proximity to an Aquifer of High Vulnerability. Potential impacts include contamination of groundwater and a hydrological survey may be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Composting, IWR/T and treatment should be excluded from further assessment on impacts to human health grounds.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Dead Maid Quarry SSSI and associated County Wildlife Site runs along the back of the adjacent industrial estate. Nor Wood South County Wildlife Site is within 100 meters to the north west of the site and Long Hill County Wildlife Site is approximately 300 meters to the north east of the site. Potential for waste development to increase the level of noise and traffic (particularly HRC) and increase atmospheric pollution which may affect habitats in these designations. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts are not likely to be significant but should still be investigated. Direct harm/loss of habitat is not likely to occur. Cumulative impacts of activities occurring on the adjacent industrial estate will need to be considered.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	An area of Ancient Replanted Woodland (Nor Wood South) is within 100 meters to the north west of the site. Potential for an increase in atmospheric pollution via an increase in traffic to affect tree growth. Presence of aged or veteran trees unknown.							

⁴³ Please refer to Appendix H for details.

⁴⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.	Blue	Blue	Blue						
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the vicinity of the site. Potential for any waste development types to increase the level of lighting and noise pollution and disturb these species. Ecological survey may be required.	Yellow	Yellow	Yellow						
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Nor Wood to the north west of the site contains Priority Habitat (Broadleaved mixed and Yew woodland). Long Hill to the north east also contains Priority Habitat (Calcareous grassland). Potential for any waste development type to increase the level of lighting and noise pollution and disturb these habitats, although direct loss/harm is not likely to occur. Ecological survey may be required.	Yellow	Yellow	Yellow						
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	The site is Greenfield and therefore may cause damage to green corridors and hedgerows. However the site is an employment allocation and waste development will only happen at the site once the allocation has been built on. No adverse impact.	Blue	Blue	Blue						
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue						
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated in the Salisbury Local Plan for employment (B2 and B8) development (E12). The Plan states that B2 uses will be permitted where there would be no adverse impact on neighbouring properties. Site avoids B1 land.	Green	Green	Green						
Historic Environment & Cultural Heritage											
9. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	There is a large SAM and 3 smaller SAMS within 1km east of the site. The site is approximately 0.5 km to the west of the Mere Conservation Area. Potential for all waste development types to increase	Yellow	Yellow	Yellow						

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
heritage importance and preserve their setting ⁴⁵ .		atmospheric pollution and noise via an increase in transport and operations (odour, emissions). MRF/WTS and LR have potential to increase the level of traffic and noise but to a lesser extent than HRC.	Yellow	Yellow	Yellow						
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is allocated employment land and is adjacent to an existing industrial estate. Impacts on people working on/visiting the adjacent industrial estate and impacts on residents living in the housing estate to the west will need to be considered. Potential for HRC to significantly increase the volume of traffic in the area and increase noise and atmospheric pollution levels as a result. MRF/WTS and LR are likely to have a limited impact on increased traffic and associated noise. Any development would need to consider the cumulative impacts from nearby activities and also how any potential impacts would affect Norwood House which is situated in between the site and the industrial estate.	Orange	Yellow	Yellow						
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is allocated employment land and therefore presence of tree preservation orders is unlikely.	Green	Green	Green						
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. MRF/WTS and LR are also likely to increase levels of traffic. Impacts on the adjacent industrial estate and housing estate to the east will need to be considered. The site is fairly isolated from concentrations of receptors and is unlikely to pose greater impacts than the existing industrial estate although cumulative impacts and impacts on Norwood House will need to be investigated.	Orange	Yellow	Yellow						
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic which may	Orange	Yellow	Yellow						

⁴⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		affect the surrounding area. HRC has potential to have a significant adverse impact because operations are outdoors and are likely to encourage high volumes of traffic. MRF/WTS and LR operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. Scale of facility will be a key factor in determining suitable uses. Impacts on Norwood House need to be considered. Sensitive location of any facility on the site would be required.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance depending on scale of the facility. Potential for HRC which are outdoor operations to significantly increase the level of nuisance in the business centre and surrounding area. Potential for MRF/WTS and LR facilities to also increase the level of nuisance but to a lesser extent because these tend to be housed indoors. Impacts on Norwood House need to be considered.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level atmospheric pollution via increases in dust as part of operations and fumes via transport movement. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but to a lesser extent. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	The site is agricultural land and is an allocated employment site. There are no recreational facilities in proximity to the site. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is Grade 2 agricultural land however site is an employment allocation and therefore this grading does not apply. No adverse impact.								
2. To avoid prejudicing sites allocated	4 & 7	The site is allocated in the Salisbury Local Plan for employment								

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).		development. Waste development is compatible with this allocation.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is Greenfield however it is allocated employment land and waste development will only occur once this allocation has been built on.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.									
5. To seek to better utilise existing waste management facilities.	4	N/A. No waste management facilities on the site.									
Landscape, Townscape & Visual											
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The Cranborne Chase and West Wiltshire Downs AONB is approximately 300 meters north of the site however it is separated from the site by the A303 which acts as a boundary. The site is next to an existing industrial estate and is allocated employment land. Waste development will only occur when this allocation has been built which means that waste development is unlikely to significantly affect the existing setting because the setting would be part of an industrial estate. Nevertheless, the open nature of a HRC and scale of a MRF/WTS has potential to have a limited adverse impact on the setting. A LR facility, in comparison, is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation. Design of any treatment facilities would be a key consideration.									
2. To prevent the creation of unacceptable visual impacts.	8	Scale of any waste facility will be a key factor in determining suitable uses. HRC and LR are unlikely to have a visual impact in comparison to an MRF/WTS facility due to the smaller size and height of associated buildings/equipment. As the site is allocated employment land and is located next to an industrial estate visual impacts are unlikely to be significant.									

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Greenbelt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is located on the B3092 west of Mere which is approximately 20 meters from the A303 (part of the Wiltshire HGV Route Network). Although the site is currently Greenfield it is allocated employment land and therefore any future waste development will benefit from existing infrastructure and access. Transport Assessment may be required to assess impacts on these roads. Cumulative impacts associated with traffic activity on the adjacent industrial estate will also need to be considered.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	It is anticipated that most waste related traffic would use the A303 and if this is the case residential areas and sensitive land uses would be avoided particularly for MRF/WTS and LR facilities where transport movements can be controlled by routing agreements during the planning application process. Potential for HRC related traffic to travel through Mere and other settlements due to the nature of operations. A transport assessment will be required.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.								

Employment Allocation, Mere

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is in Source Protection Zone (SPZ) 3. The adjacent industrial estate is in SPZ 2. Site overlies a Major Aquifer of Intermediate Vulnerability and is in close proximity to an Aquifer of High Vulnerability. Hydrological survey may be required to investigate any potential impacts from development. Environment Agency advice would be required.							

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on Dead Maid Quarry SSSI, County Wildlife Sites in proximity to the site, ancient replanted woodland, protected or notable species/habitats;
- **Human health and amenity** – potential impacts on noise levels affecting existing uses on the industrial estate and surrounding receptors;
- **Landscape and visual** – potential impacts on the Cranborne Chase and West Wiltshire Downs AONB, impacts on existing setting and views onto the site from the surrounding area;
- **Transport and access arrangements**;
- **Groundwater issues**.

Other issues to be considered at the planning application stage:

- **Cultural heritage** – potential impacts on nearby SAMs and Mere Conservation Area;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes) and nuisance levels affecting existing uses on the industrial estate and surrounding receptors.

Site details

Site name:	Former Imerys Quarry, Quidhampton		Date of appraisal:	04.01.10
Site reference:	New site		Appraised by:	JM
Area:	South		Size of site (ha):	4.8 ha
Nearest settlement(s):	Quidhampton, Wilton, Salisbury		Land owner (if known):	Imerys
OS grid reference:	E 411295	N 131359	Site operator (if applicable):	N/A
Current use:	Former chalk quarry		Existing waste uses on the site?	No

Potential allocation:

The site is contained in the South Wiltshire Core Strategy as a potential employment allocation; therefore any waste uses would need to complement potential users. Landfill has not been appraised because the site is a former chalk quarry (chalk pit is undevelopable).

Potential for HRC, MRF/WTS, LR and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ⁴⁶
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		The River Avon SAC is located approximately 500 meters south of the site and any potential impacts on this will need further consideration.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		The River Avon SSSI is located approximately 500m south of the site and any potential impacts on this will need further consideration.

⁴⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Former Imerys Quarry, Quidhampton

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	✓	Westwood School is approximately 250 meters north west of the site. Housing is approximately 80 meters north east, 565 meters west and 175 meters south of the site. Potential for IWR/T and composting to increase atmospheric pollution (dust, odour, spores) which could impact human health. The site is also future employment allocation and IWR/T and composting facilities would conflict with this use on the grounds of impacts to human health. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓			✓	No. The site is not situated on a playing field.	

Former Imerys Quarry, Quidhampton

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		✓	Site is contained in the South Wiltshire Core Strategy submission document as an employment allocation. Any waste uses would need to compliment this allocation.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		✓	No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		✓	No. Site conforms.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		✓	Site overlies a major aquifer of high vulnerability. Impacts include potential contamination of groundwater. Hydrological survey required to investigate any potential impacts from this development.

Former Imerys Quarry, Quidhampton

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		✓	No. Site is in Flood Zone 1.
---	--	---	---	---	--	---	------------------------------

Additional comments & recommendations:

Composting and IWR/T should be removed from consideration because of potential impacts on surrounding sensitive receptors and potential users of the employment allocation.

Site should be carried forward for HRC, MRF/WTS, LR and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Avon SAC/SSSI is located approximately 500m south of the site. Potential for waste development types to increase levels of traffic and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. Any cumulative impacts resulting from other activities on the site affecting the SAC will also need to be considered. Project level HRA may be required. The site is a former quarry and the chalk pit is a designated RIGS. Potential for waste development type to impact this designation. Waste development will need to demonstrate that avoidance and mitigation measures are robust and capable of being implemented.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Site is a former quarry however there are some trees present on site. Survey required establishing presence of aged or veteran trees.							

⁴⁸ Please refer to Appendix H for details.

⁴⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Former Imerys Quarry, Quidhampton

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.	Blue	Blue	Blue	Black	Black	Blue	Black
4. To avoid development that would impact on populations of protected or notable species.	6	Protected species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	The River Avon SSSI (500 meters south of the site) contains priority habitat but it is separated from the site by the A36. It is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.	Blue	Blue	Blue	Black	Black	Blue	Black
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is a former quarry however green corridors and hedgerows are visible on site and these may be subject to limited damage depending on the location of a waste development type. There may be potential to provide mitigation through habitat creation on or off site.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue	Black	Black	Blue	Black
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is contained in the South Wiltshire Core Strategy submission document as an employment allocation. Any waste uses would need to compliment this allocation.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
Historic Environment & Cultural Heritage									
10. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.	Blue	Blue	Blue	Black	Black	Blue	Black

Former Imerys Quarry, Quidhampton

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
importance and preserve their setting ⁵⁰ .									
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Westwood School is approximately 250 meters north west of the site. Housing is approximately 80 meters north east, 565 meters west and 175 meters south of the site. Potential for waste development types to increase the level of traffic and release emissions/dust (greater for HRC and waste treatment facility) that may increase atmospheric pollution and present health risks to people living and working in the surrounding area.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a former quarry however some trees are present on site. Tree survey required to establish whether the trees are protected.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase noise and vibration particularly HRC (due to outdoor nature of operations) and waste treatment (scale of operations) as a result of increased traffic and/or machinery. Impacts on surrounding residential areas and the secondary school to the north of the site will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and waste treatment to significantly increase odour, dust and fume levels. Potential for MRF/WTD and LR only increase fumes due to indoor nature of operations. Impacts on surrounding residential areas and the secondary school to the north of the site will need to be considered.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to significantly increase the level of nuisance because of the outdoor nature of operations. Potential for MRF/WTS, LR and treatment to also increase the level of nuisance but to a lesser extent because these are generally housed indoors.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and/or dust and therefore increase atmospheric pollution. Potential for waste							

⁵⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Former Imerys Quarry, Quidhampton

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		treatment to also increase odour, release emissions and contaminants into the atmosphere. MRF/WTS and LR also have potential to increase the level of traffic and atmospheric pollution but dust and emissions are less of an issue due the type of operations and the fact that these mainly take place indoors. There is an Air Quality Management Area (AQMA) on Wilton road and an air quality survey will be required to establish the level of impact on this.							
7. To avoid loss of public footpaths and public rights of way.	1	No PROW in proximity to the site. No adverse impacts.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is located within a grade 3 area, but is a redundant chalk pit and therefore this grading does not apply. No adverse impacts.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is contained in the South Wiltshire Core Strategy submission document as an employment allocation. Waste development is compatible with this allocation.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is a redundant chalk pit.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A. Site is not an operating quarry.							
5. To seek to better utilise existing waste management facilities.	4	N/A.							
Landscape, Townscape & Visual									
1. To avoid waste management	8	Site is a former quarry and is in an employment allocation which							

Former Imerys Quarry, Quidhampton

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.		means a waste development type at this location would be compatible with the landscape setting of the area. Impact on landscape setting would depend on scale, lighting and materials used in development. Landscape assessment required.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings in the employment allocation. Views onto the site from nearby residential properties and A36 are limited however visual impact is likely to be greater for waste treatment due to scale of associated buildings. Landscape assessment required.	Yellow	Yellow	Yellow	Black	Black	Orange	Black
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in designated Green Belt.	Green	Green	Green	Black	Black	Green	Black
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green	Black	Black	Green	Black
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site is within proximity to residential areas. A treatment facility would need to be of a small modular local scale.	Blue	Blue	Blue	Black	Black	Orange	Black
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue	Black	Black	Blue	Black
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site has direct access off the A36 which is part of the HGV Route Network, but improvements to the existing access arrangements may be required to accommodate waste related traffic. Transport assessment required.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black

Former Imerys Quarry, Quidhampton

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Site benefits from direct access to the A36 but may involve some travel through sensitive areas depending on the route taken. Transport Assessment required to assess impacts further.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	The site benefits from existing rail access to the south of the site and there may be an opportunity to use this facility.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impacts.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site overlies a major aquifer of high vulnerability and waste development types will need to ensure against groundwater contamination. Potential for a waste treatment facility to produce contaminants which may impact groundwater and surface water quality. Groundwater/hydrological survey required.							

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS, LR and small scale Waste Treatment.

Detailed assessments required for:

- **Ecology** – potential impacts on the River Avon SAC/SSSI, RIGS, aged or veteran trees, protected or notable species/habitat, green corridors and hedgerows;
- **Human health and amenity** – potential impacts on air quality (including odour, dust, fumes) (AQMA: Wilton road) and noise levels affecting nearby receptors (housing and school);
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding residential properties and views from the A36;
- **Transport and access arrangements** – potential impacts on the A36, adequacy of existing access and impacts on the Wilton Road air quality area;
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting nearby receptors (housing and school).

Site details

Site name:	Castledown Business Park		Date of appraisal:	19/10/09
Site reference:	Inset Map 1 (I & O Report 06)		Appraised by:	MC/AJ
Area:	East		Size of site (ha):	13.9 ha
Nearest settlement(s):	Ludgershall		Land owner (if known):	
OS grid reference:	E 425617	N 150584	Site operator (if applicable):	
Current use:	Business Park		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established business park.

Potential for HRC, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓	✓		Salisbury Plain SAC/SPA is located approximately 2.4 km west of the site and any potential impacts on this designation will need to be considered further.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓	✓		Salisbury Plain SSSI is located approximately 2.4 km west of the site and any potential impacts on this designation will need to be considered further.

¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Castledown Business Park, Ludgershall

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	An area of ancient woodland in the North Wessex Downs AONB is approximately 0.9 km north of site and any potential impacts on this will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	There are two SAMs approximately 0.4 km north east of site and any potential impacts on these designations will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Housing is within 200 meters east of the site. A school is situated approximately 120 meters south west of the site. Potential for IWR/T, composting and waste treatment to increase atmospheric pollution (dust, odour, spores) which could impact human health. The site is a business park and these waste development types would conflict with existing uses. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Castledown Business Park, Ludgershall

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		The site is allocated in the Kennet District Local Plan as employment land designation ED1 (Strategic Employment Allocation) and ED6 (General Employment uses. Appropriate for B classes. Applications for other business or employment generating uses will be permitted subject to strict compliance with Policy PD1: Development and Design). Waste development is compatible with these allocations.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		The site is approximately 0.8 km from the North Wessex Downs AONB and any impacts on this designation will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		Site is outside the 16 km SSCT area and therefore only local scale waste development can be considered at this location.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site borders Source Protection Zone 2 and is on Major Aquifers of High and Intermediate Vulnerability. Groundwater assessment may be required.

Castledown Business Park, Ludgershall

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.
---	--	---	---	---	--	------------------------------

Additional comments & recommendations:

Waste Treatment, IWR/T and Composting should be excluded from further assessment on the grounds of impacts to human health because the site is in close proximity to existing businesses, housing and a school.

The site borders Source Protection Zone 2 and lies over Major Aquifers of High and Intermediate Vulnerability. A Groundwater Assessment may be required on this site.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Salisbury Plain SAC/SPA/SSSI is located approximately 2.4 km west of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. The site is approximately 2.4 km from the SAC and therefore impacts are not deemed to be significantly adverse. Project level HRA may be required. Windmill Hill Down County Wildlife Site is approximately 0.5 km west of the site and any impacts on this site as a result of increased atmospheric pollution via an increase in traffic must be investigated. It must be demonstrated that avoidance and mitigation measures							

³ Please refer to Appendix H for details.

⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		are robust and capable of being implemented. Any cumulative impacts resulting from other activities on the business park affecting any of the designations mentioned above will need to be considered.									
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	An area of ancient woodland is located 0.9 km north of the site. Potential for an increase in atmospheric pollution to affect tree growth. Direct loss/damage is not anticipated due to the location of the waste site. Site is a business park and presence of aged or veteran trees is unlikely.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	Protected or notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Physical harm/disturbance is also a possibility. Protected species survey may be required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	A number of priority habitats associated with County Wildlife Sites are within 1 km of the site however it is unlikely that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. Physical loss/damage to these habitats is unlikely due to location of waste site within an existing business park. No adverse impacts.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established Business Park. No adverse impacts on green corridors and hedgerows considered likely.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is located partially within an area of South West Nature Map habitat designation (Salisbury Plain – Chalk Downland) but is an established business park and therefore it cannot contribute to any objectives. No adverse impact.									

Castledown Business Park, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated as employment land (designation ED1 and ED6) in the Kennet District Local Plan: ED1 – Strategic Employment Allocation ED6 – General Employment uses. Appropriate for B classes. Applications for other business or employment generating uses will be permitted subject to strict compliance with Policy PD1: Development and Design.							
Historic Environment & Cultural Heritage									
1. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵ .	9	Ludgershall Castle SAM and Ludgershall Village Cross SAM are approximately 0.4 km north east of site. Potential for waste development to increase noise and atmospheric pollution levels as a result of increased traffic movements however the site is an existing business park and impacts on the SAMs from waste development are unlikely to be significant.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing business park. Residential areas, military uses and a school border or are in close proximity (20-160 meters) to the site. Impacts on people working on/visiting the business park and impacts on residents living in the housing estates east of the site will need to be considered. Potential for HRC to significantly increase the volume of traffic in the area and increase noise and atmospheric pollution levels which could impact existing users on the business park and the surrounding area. MRF/WTS and LR are likely to have a limited impact on increased traffic and associated noise. Any development would need to consider the cumulative impacts of existing activities on the site.							
2. To avoid the loss or damage to	6	The site is a designated industrial/employment space however there							

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Castledown Business Park, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
protected trees/groups of protected trees.		are numerous trees bordering the site and the site is not yet developed completely. Potential for loss/damage to protected trees/groups of trees. An ecological survey may be required to confirm the level of impact.	Yellow	Yellow	Yellow					
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. MRF/WTS and LR are also likely to increase levels of traffic. Impacts on the nearby residential areas, military uses, school and existing employment uses on the site will need to be considered.	Orange	Yellow	Yellow					
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic which may affect the surrounding areas. HRC has potential to have a significant adverse impact because operations are outdoors and are likely to encourage higher volumes of traffic. MRF/WTS and LR operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. Scale of facility will be a key factor in determining suitable uses. Sensitive location of any facility on the site would be required. Impacts on the nearby residential areas, military uses, school and existing employment uses on the site will need to be considered.	Orange	Yellow	Yellow					
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance depending on scale of the facility. Potential for HRC which are outdoor operations to significantly increase the level of nuisance in the business centre and surrounding area. Potential for MRF/WTS and LR facilities to also increase the level of nuisance but to a lesser extent because these tend to be housed indoors. Impacts on existing users on the business centre will need to be considered.	Orange	Yellow	Yellow					
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for all waste development types (particularly HRC) to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale	Orange	Yellow	Blue					

Castledown Business Park, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on site. No adverse impacts.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A number of sports grounds are located within 100 meters of the site however the site is an existing business park and impacts on these facilities are unlikely. No adverse impact.	Blue	Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is located on grade 3 agricultural land however site is an existing business park and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated as Employment land designation ED1 and ED6 in the Kennet District Local Plan: ED1 – Strategic Employment Allocation ED6 – General Employment uses. Appropriate for B classes. Applications for other business or employment generating uses will be permitted subject to strict compliance with Policy PD1: Development and Design. Waste development is compatible with these allocations.	Blue	Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an allocated employment allocation and is currently half developed (eastern and western parts of the site are currently empty but are likely to be classed as Brownfield).	Light Green	Light Green	Light Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on the site.	Blue	Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting,	8	Site is approximately 0.8 km south of the North Wessex Downs AONB. Any waste development would need to respect the landscape setting of the area. The site is also located close to the centre of	Yellow	Yellow	Yellow				

Castledown Business Park, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
townscape setting, tranquillity and sense of remoteness of the countryside.		Ludgershall and any development would need to respect the townscape setting. The site is an existing business park and the open nature of a HRC and built structures associated with a MRF/WTS and LR facility has potential to have a limited adverse impact on this setting. Design of any waste development type will be a key consideration.									
2. To prevent the creation of unacceptable visual impacts.	8	The site benefits from existing screening to the north and west and integration into the existing landform should be achievable. Scale and location of any waste facility within the business park will be a key factor in determining suitable uses. Potential for HRC to affect the ordered look of the existing business park and for MRF/WTS and LR to have a limited impact due to size and height of associated buildings/equipment which may differ from existing buildings on the site. Views onto the site from nearby residential areas will also need to be considered.									
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.									
Locational											
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	The site is located outside the 16km SSCT zone and therefore only local scale waste facilities can be considered at this location. There is a demonstrable need for this type of facility.									
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
Traffic & Transportation											
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route	5	Site benefits from direct access onto the A3026 which is part of the Wiltshire HGV Route Network. The site is an existing business park and any future waste development will benefit from existing infrastructure									

Castledown Business Park, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		and access. Transport Assessment may be required to assess impacts on the A3026. Cumulative impacts associated with existing traffic activity on the business park will also need to be considered.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	It is anticipated that most waste related traffic would use the A3026 however access through Ludgershall and Tidworth is likely as this road travels through these settlements. It is possible to control transport movements associated with MRF/WTS and LR facilities via routing agreements during the planning application process and therefore impacts on residential areas and sensitive land uses is unlikely to be significant. Potential for HRC related traffic to travel through nearby settlements due to the uncontrollable nature of associated transport movements. Any waste related traffic has potential to travel through sensitive land-uses (e.g. AONB, SSSI). A transport assessment will be required.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	Site is located close to a railway line/junction however significant infrastructure improvements would be required to make this a feasible transportation option.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site borders Source Protection Zone 2 and is on Major Aquifers of High and Intermediate Vulnerability. Assessment Required. Hydrological survey may be required to investigate any potential impacts from development. Environment Agency advice would be required.							

Additional comments & recommendations/further information required:

The site is outside the 16 km SSCT zone and therefore only local scale waste facilities can be considered at this location.

Site potentially suitable for HRC, MRF/WTS and LR facilities.

The site is surrounded by a number of designations that could determine the type and scale of any waste management facility on the site. Currently the site is well screened and this screening could be further extended to the front/entrance of the site.

The sites proximity to SAMs, residential areas, employment uses, military uses and to a school are all important factors to consider when determining the type and operation of any waste management facility on this site.

Detailed assessments required for:

- **Ecology** – potential impacts on Salisbury Plain SAC/SPA/SSSI, Windmill Hill Down County Wildlife Site, ancient woodland, protected or notable species/habitats/trees;
- **Human health and amenity** – potential impacts on noise levels affecting existing uses on the business park and surrounding receptors;
- **Landscape and visual** – potential impacts on the North Wessex Downs AONB, impacts on existing setting and views onto the site from the surrounding area;
- **Groundwater issues.**

Other issues to be considered at the planning application stage:

- **Cultural heritage** – potential impacts on nearby SAMs;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes) and nuisance levels affecting existing uses on the business park and surrounding receptors;
- **Transport and access arrangements** – potential impacts on the A3026 and the surrounding area as a result of increased traffic movements.

Site details

Site name:	Garden Estate, Devizes		Date of appraisal:	07/08/09
Site reference:	Inset Map 22 (I and O report 06)		Appraised by:	MC
Area:	East		Size of site (ha):	5.6 ha
Nearest settlement(s):	Devizes		Land owner (if known):	
OS grid reference:	E 401740	N 162523	Site operator (if applicable):	
Current use:	Industrial use, small scale B2, B8 uses		Existing waste uses on the site?	None

Potential allocation:

HRC has not been appraised because a HRC facility already exists on the neighbouring Hopton Industrial Estate.

Landfill has not been appraised because the site is located in an area of multiple uses - industry, commercial and residential.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		Roundway Down and Covert SSSI is approximately 1.2 km north west of the site and any potential impacts will need to be considered further.

⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Garden Estate, Devizes

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	The site is approximately 0.8 km south of Roundway Battlefield and any potential impacts on this will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	The site is in an industrial area and residential properties are in close proximity south and east of the site (separated from the site by the A361). Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the industrial estate. Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No The site is not situated on a playing field..	

Garden Estate, Devizes

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		The site is allocated as a Protected Strategic Employment Site (ED7) in the Kennet District Local Plan and is subject to a number of policies (PD1, ED17 and ED25). Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		North Wessex Downs AONB is approximately 1 km north and east of the site and any potential impacts on this designation will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No The site is not located in the Green Belt..
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is on Major Aquifers of High and Intermediate Vulnerability. Hydrological survey may be required to investigate any potential impacts from development.

Garden Estate, Devizes

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		<p>✓</p>	<p>✓</p>		<p>No. Site is in Flood Zone 1.</p>
--	---	--	----------	----------	--	-------------------------------------

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment are ruled out from further assessment on human health grounds because the site is in proximity to residential, commercial and other employment uses.

Any development will need to be sensitive to nearby residential areas and also the site's proximity to the North Wessex Downs AONB and Roundway Down and Covert SSSI.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Roundway Down and Covert SSSI/County Wildlife Site is approximately 1.2 km north west of the site. The Kennet and Avon Canal County Wildlife Site is within 100 meters south of the site. Potential for waste development types to increase noise, traffic and atmospheric pollution which may disturb these designations/habitats, particularly the latter County Wildlife Site which is in close proximity.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	Site is an industrial estate however protected or notable species have been recorded in the vicinity of the site. Potential for waste development types to increase the level of lighting and noise pollution and cause direct loss/harm to species. Ecological survey required to confirm the level of impact.							

⁸ Please refer to Appendix H for details.

⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Garden Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is identified approximately 1.2 km north west of the site. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these species due to distance. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and although hedgerows are present on the site it is unlikely that they would be affected by waste development. No adverse impact.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated as a Protected Strategic Employment Site (ED7) in the Kennet District Local Plan.								
Historic Environment & Cultural Heritage										
2. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ¹⁰ .	9	A SAM is located 1km north west of the site however the distance between means it is unlikely that waste development would cause any adverse impacts on this designation. No adverse impacts.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Residential properties are in close proximity to the south and east of the site (separated from the site by the A361). Newly established housing developments and regeneration of the Le Marchant Barracks into dwellings has led to high density residential areas. There is also a Travelodge and food outlet located approximately 100 meters south west of the proposed site. The site is on an existing industrial estate								

¹⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Garden Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		and therefore any waste development at this location is unlikely to cause a significant increase in existing impacts. MRF/WTS is likely to have a limited impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the industrial estate). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact.		Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.		Green	Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Potential impacts on nearby residents fronting onto the site, impacts on residential home to east of the site and neighbouring houses directly next to the site boundaries will need to be considered.		Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential and commercial areas will need to be considered however mitigation is considered achievable.		Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	MRF/WTS and LR tend to be indoor operations (unless outdoor stock-piling is required) and therefore are unlikely to increase the level of nuisance in the industrial estate and surrounding area. No adverse impact.		Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place		Yellow	Blue				

Garden Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.		Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	PROW runs directly through the northern part of the site however this is part of the internal road network of the industrial estate and is unlikely to be affected by waste development. No adverse impact.		Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No recreational/tourist/open space facilities on the site. No adverse impact.		Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is a developed industrial estate and therefore this grading does not apply. No adverse impact.		Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated as a Protected Strategic Employment Site (ED7) in the Kennet District Local Plan and is subject to a number of policies: PD1, ED17 and ED25. Waste development is compatible with this allocation.		Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an industrial estate so any waste development will be located on Brownfield land.		Light Green	Light Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities are located on site.		Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the	8	The site is an industrial estate however the scale of a MRF/WTS facility has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Scale and design of any treatment facilities would be a key consideration.		Yellow	Blue				

Garden Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
countryside.									
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. Scale of LR building is likely to fit in with existing uses on the industrial estate and therefore is unlikely to have a visual impact. MRF/WTS facility likely to cause a greater impact due to size and height of buildings. Views from nearby residential areas will need to be considered.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Access to the site is via the A361 which is part of the PRN. This road suffers from heavy congestion at peak times and therefore a transport assessment will be required to assess the capacity of the road to handle waste related traffic. It has been noted that cars also park along the access road to the site which may impede access.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would involve partial travel along residential areas.							

Garden Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is on Major Aquifers of High and Intermediate Vulnerability. Groundwater assessment may be required to adequately assess impacts. Further consultation with the Environment Agency may be required.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

This site is located close to residential areas and contains or is in proximity to sensitive users. Any waste development would need to ensure that there would be no significant adverse impacts.

Detailed assessments required for:

- **Ecology** – potential impacts on the Roundway Down and Covert SSSI/County Wildlife Site, Kennet and Avon Canal County Wildlife Site, protected and notable species;
- **Human health and amenity** – potential impacts on air quality (including fumes) and noise levels affecting existing uses on the industrial estate and surrounding receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area;
- **Transport** – potential impacts on the A361 and surrounding roads as a result of increased traffic.

Other issues to be considered at the planning application stage:

- **Groundwater issues.**

Site details

Site name:	Hopton Industrial Estate, Devizes		Date of appraisal:	07/08/09
Site reference:	Inset Map 23 (I and O Report 06)		Appraised by:	MC
Area:	East		Size of site (ha):	28.7 ha
Nearest settlement(s):	Devizes		Land owner (if known):	Various
OS grid reference:	E 402275	N 163375	Site operator (if applicable):	Various
Current use:	Industrial B2 and B8		Existing waste uses on the site?	HRC

Potential allocation:

A HRC has not been appraised because one is already present on the site.

Landfill has not been appraised because the site is an established industrial estate.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ¹¹
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		The site is approximately 1.3 km east of Roundway Down and Covert SSSI and any potential impacts on this designation will need to be considered.

¹¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

¹² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Hopton Industrial Estate, Devizes

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	There are nine SAMs within 2 km north and north west of the site and any potential impacts on these will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	The site is an industrial estate and residential properties are in close proximity (within 100 meters) south of the site. The site also contains a children's nursery, takeaway and food preparation factory. Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the industrial estate. Remove IWR/T, composting and waste treatment from further consideration.	

Hopton Industrial Estate, Devizes

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No. The site is not situated on a playing field..
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		The site is designated in the Kennet District Local Plan as a Protected Strategic Employment Site and as Land Allocated for Employment Development, subject to a number of policies: PD1, ED17 and ED25. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		The north western corner of the site lies within the North Wessex Downs AONB and any potential impacts on this designation will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Greenbelt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is on a Major Aquifer of Intermediate Vulnerability. Hydrological survey may be required to investigate any potential impacts from development.

Hopton Industrial Estate, Devizes

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.
---	--	--	---	---	--	------------------------------

Additional comments & recommendations:

Any potential development will need to consider proximity to the North Wessex Downs AONB and existing uses on the site (such as children's nursery and food production companies). Proximity to AONB means that design and scale of any waste development facility will be an important consideration.

IWR/T, Composting and Waste Treatment are excluded from further assessment on human health grounds due to their proximity to and lack of compatibility with, existing uses on the site.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Roundway Down and Covert SSSI is approximately 1.3 km north west of the site. The Chalk Escarpment, Oliver's Castle Area, Roundway Devizes RIGS is approximately 2 km north west of the site. Roundway Plantation County Wildlife Site is approximately 900 meters north west of the site and the Kennet and Avon Canal is approximately 500 meters south of the site. Potential for waste development types to increase noise, traffic and atmospheric pollution however distance between the site and designations mean that disturbance is unlikely to be significant. Ecological survey required to confirm the level of impact.		Yellow	Yellow				
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.		Blue	Blue				
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.		Blue	Blue				
4. To avoid development that would	6	Site is an industrial estate however protected or notable species have		Yellow	Yellow				

¹³ Please refer to Appendix H for details.

¹⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Hopton Industrial Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading									
			R				C	T	L			
			HRC	MRF / WTS	LR	IWR/T						
impact on populations of protected or notable species.		been recorded in the vicinity of the site. Potential for waste development types to increase the level of lighting and noise pollution and disturb species. Ecological survey required.										
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat associated with the Roundway Down and Covert SSSI approximately 1.3 km north west of the site. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.										
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and although hedgerows are present on the site it is unlikely that they would be affected by waste development. No adverse impact.										
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.										
Economic												
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated as a Protected Strategic Employment Site (ED7) and as Land Allocated for Employment Development in the Kennet District Local Plan. Subject to a number of policies in the Kennet District Local Plan (PD1, ED17 and ED25).										
Historic Environment & Cultural Heritage												
3. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ¹⁵ .	9	There are nine SAMs within 2 km north and north west of the site. The distance between the site and the SAMs mean it is unlikely that waste development would cause any adverse impacts on these designations. No adverse impacts.										
Human Health & Amenity												
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an industrial estate and residential properties are in close proximity (within 100 meters) south of the site. The site contains a										

¹⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Hopton Industrial Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		children's nursery, takeaway and food preparation factory. Any waste development at this location is unlikely to cause a significant increase in existing impacts. MRF/WTS is likely to have a limited impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the industrial estate). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact.		Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.		Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate and affect people living/working in the surrounding area. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact.		Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential areas will need to be considered however mitigation is considered achievable.		Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	MRF/WTS and LR tend to be indoor operations (unless outdoor stock-piling is required) and are unlikely to increase the level of nuisance in the industrial estate and surrounding area. No adverse impacts.		Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely		Yellow	Blue				

Hopton Industrial Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		to be adverse.									
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A gym is located on the industrial estate. Potential for an increase in odour, dust, fume, noise and atmospheric pollution levels to affect people working in and using the leisure facility.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on an industrial estate and therefore this grading does not apply. No adverse impact.									
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated as a Protected Strategic Employment Site (ED7) and as Land Allocated for Employment Development in the Kennet District Local Plan. Waste development is compatible with this allocation.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an established industrial estate. Opportunities exist to utilise land and existing buildings within the industrial estate.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.									
5. To seek to better utilise existing waste management facilities.	4	N/A.									
Landscape, Townscape & Visual											
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an existing industrial estate, however it abuts the North Wessex Downs AONB and any potential impacts on this designation will be a major consideration. Potential for MRF/WTS to affect the setting and tranquillity levels of the AONB due to scale and height of associated structures and associated operations which may impact noise and light pollution levels. A LR facility, in comparison, tends to be smaller in scale and is more likely to fit in with existing structures on the industrial estate. Proximity to the AONB means that the design of									

Hopton Industrial Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		any waste development type will be a key consideration. Landscape assessment may be required.									
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. MRF/WTS and LR are likely to have a visual impact depending on the scale and height of buildings and proximity to AONB. Views from nearby residential areas and the effects on light pollution will need to be considered. Landscape assessment may be required.									
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.									
Locational											
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to policy WCS2 and WCS3.									
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
Traffic & Transportation											
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site benefits from direct access to the A361 which is part of the PRN. This road suffers from heavy congestion at peak times and therefore a transport assessment will be required to assess the capacity of the road to handle waste related traffic.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land	1 & 5	Access to the site would involve partial travel along residential areas, with associated issues including noise, vibration and road safety.									

Hopton Industrial Estate, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
uses (excluding kerbside collections).										
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity. Significant infrastructure would be required to transport waste by rail or water.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on a Major Aquifer of Intermediate Vulnerability. Groundwater assessment may be required to adequately assess impacts and further consultation with the Environment Agency may need to take place.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR developments.

Concerns about transport congestion on the A361 suggest that the site would be better suited for local scale waste development.

The location of a children's nursery, fitness gym and a number of food outlets on site will also determine the type and scale of waste operation that can be introduced.

Proximity to the North Wessex Downs AONB means that any development will need to be sensitive to the landscape character and surrounding landscape quality of the area.

Detailed assessments required for:

- **Ecology** – potential impacts on the Roundway Down and Covert SSSI, RIGS, County Wildlife Sites, protected or notable species/habitats;
- **Landscape and visual** – potential impacts on the North Wessex Downs AONB, impacts on existing setting and views onto the site from the surrounding area;
- **Transport** – potential impacts on the A361 and surrounding roads as a result of an increase in traffic.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes) and noise levels affecting existing uses on the industrial estate and surrounding receptors;
- **Groundwater issues**.

Site details

Site name:	Nursteed Road Employment Allocation		Date of appraisal:	07/08/09
Site reference:	Inset Map 24 (I and O report 06)		Appraised by:	MC
Area:	East		Size of site (ha):	1.4 ha
Nearest settlement(s):	Devizes		Land owner (if known):	
OS grid reference:	E 401850	N 160500	Site operator (if applicable):	
Current use:	Employment land		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an employment allocation.

HRC has not been appraised because there is one already in close proximity to the site.

Potential for MRF/WTS, LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓	No. There are no nationally designated sites in close proximity to this site.	

¹⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Nursteed Road Employment Allocation, Devizes

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	The site is in an existing commercial/industrial area and residential properties (established and new estates) are in close proximity north, west and east of the site (separated from the site by roads). Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the nearby industrial estate. Remove these waste development options from further consideration.	

Nursted Road Employment Allocation, Devizes

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No. The site is not situated on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		The site is allocated employment land in the Kennet District Council Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		The North Wessex Downs AONB is located approximately 1km east of the site and any potential impacts on this designation will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.

Nursteed Road Employment Allocation, Devizes

Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is on Major Aquifers of High and Intermediate Vulnerability and also over a major aquifer of high vulnerability. Hydrological survey may be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Composting, Waste Treatment and IWR/T have been ruled out as potential waste development options on the grounds of impacts to human health because the site is in close proximity to existing commercial and industrial uses, established and new housing estates.

Site sits on Major Aquifers of High and Intermediate Vulnerability. Hydrological survey may be required.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Nursted Farm Woods County Wildlife Site is located approximately 0.8 km south east of the site. Drew's Pond Wood County Wildlife Site and Nature Reserve is approximately 1.1 km south west. The Kennet and Avon Canal County Wildlife Site is approximately 3.4 km north west. Potential for waste development types to increase noise, traffic and atmospheric pollution in the employment allocation and surrounding area however the distance between the site and these designations implies that impacts would not be significantly adverse.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is Greenfield but there are no trees on site. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the vicinity of the site. Potential for any waste development types to increase the level of lighting and noise pollution and disturb these							

¹⁸ Please refer to Appendix H for details.

¹⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Nursted Road Employment Allocation, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		species. Direct harm/loss is unlikely. Ecological survey may be required to confirm the level of impact.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is allocated as employment land however it is an un-developed field at present. Nearest priority habitat is approximately 0.8 km south east and 1.1 km south west of the site. Distance between the site and habitats means that waste development is unlikely to increase the level of lighting and noise pollution and disturb these habitats. No adverse impact.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	The site is Greenfield and therefore development may cause damage to green corridors and hedgerows. However the site is an employment allocation and waste development will only happen at the site once the allocation has been built on. No adverse impact.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated employment land in the Kennet District Council Local Plan. Any development at the site would need to respect those uses already in the area.								
Historic Environment & Cultural Heritage										
4. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁰ .	9	There are no sites or structures of international, national and local historic and cultural heritage importance in close proximity to this site. No adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is allocated employment land and is adjacent to an existing industrial estate. Impacts on people working on/visiting the adjacent								

²⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Nursted Road Employment Allocation, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		industrial estate and impacts on residents living in the housing estate to the north, east and west of the site will need to be considered. Potential for MRF/WTS and LR to have a limited adverse impact on increased traffic and associated noise (which may be larger than existing facilities operating on the adjacent industrial estate). Any development would need to consider the cumulative impacts from nearby activities									
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is allocated employment land and therefore presence of tree preservation orders is unlikely.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for MRF/WTS to increase the level of noise and vibration as a result of increased traffic. Impacts on the adjacent industrial estate and housing estates to the north, west and east will need to be considered. Cumulative impacts from nearby activities will also need to be considered.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS and LR to increase dust and fume levels as a result of operations (e.g. outdoor stock-piling) and an increase in traffic which may affect the surrounding area. Scale of facility will be a key factor in determining suitable uses.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	MRF/WTS and LR tend to be housed indoors (unless outdoor stock-piling is required) and therefore an increase in the level of nuisance is unlikely. No adverse impact.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS and LR to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations).									
7. To avoid loss of public footpaths and public rights of way.	1	A public right of way runs through the site. Re-routing may be required.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No recreational/tourist/open space facilities in close proximity to the site. No adverse impact.									

Nursted Road Employment Allocation, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on land classed as urban however it is an employment land allocation and waste development will only occur once this allocation has been built. No adverse impacts.		Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated employment land in the Kennet District Council Local Plan. Any development at the site would need to respect those uses already in the area. Waste development is compatible with this allocation.		Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is Greenfield however it is allocated employment land and waste development will only occur once this allocation has been built on.		Green	Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste facilities on site and no scope to use existing facilities.		Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The North Wessex Downs AONB is located approximately 1km east of the site however it is separated from the site by housing development. The site is next to an existing industrial estate and is allocated employment land. Waste development will only occur when this allocation has been built which means that waste development is unlikely to significantly affect the existing setting because the setting would be part of an industrial estate. Nevertheless, the scale of a MRF/WTS has potential to have a limited adverse impact on the setting. A LR facility, in comparison, is smaller in		Yellow	Blue				

Nursted Road Employment Allocation, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation. Design of any treatment facilities would be a key consideration. Landscape assessment required.		Yellow	Blue					
2. To prevent the creation of unacceptable visual impacts.	8	Scale of any waste facility will be a key factor in determining suitable uses. LR is unlikely to have a visual impact in comparison to an MRF/WTS facility due to the smaller size and height of associated structures. As the site is allocated employment land and is located next to an industrial estate visual impacts are unlikely to be significant. Landscape assessment required.		Yellow	Blue					
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.		Green	Green					
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	The site conforms to Policy WCS2 and WCS3.		Green	Green					
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue					
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue					
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is accessed via the A343 which is approximately 85 meters from the A361 (part of the PRN). This road suffers from heavy congestion at peak times and therefore a transport assessment will be required to assess the capacity of the road to handle waste related traffic.		Orange	Orange					
2. To promote sites in locations that	1 & 5	Access would be partially through residential areas and/or sensitive		Yellow	Yellow					

Nursted Road Employment Allocation, Devizes

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).		land uses with associated issues including noise, vibration and road safety.		Yellow	Yellow						
3. To promote transportation of waste materials by rail or water wherever possible.	5	Not feasible opportunity.		Orange	Orange						
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.		Blue	Blue						
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is on Major Aquifers of High and Intermediate Vulnerability. Hydrological survey may be required to investigate any potential impacts from development. Environment Agency advice would be required.		Yellow	Yellow						

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on County Wildlife Sites, protected and notable species;
- **Landscape and visual** – potential impacts on the North Wessex Downs AONB, impacts of built development on existing setting and views onto the site from the surrounding area;
- **Transport** – potential for congestion;
- **Groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes) and noise levels affecting the adjacent industrial estate and surrounding receptors.

Site details

Site name:	Wiltshire Waste, Tinkersfield Farm		Date of appraisal:	09/11/2009
Site reference:	Inset Map 25 (I&O Report 2006)		Appraised by:	JM / AJ / MC
Area:	East		Size of site (ha):	4.8 ha
Nearest settlement(s):	Devizes		Land owner (if known):	Mr Grist
OS grid reference:	E 402300	N 160016	Site operator (if applicable):	Wiltshire Waste
Current use:	MRF/WTS, IWR/T, LR		Existing waste uses on the site?	See current uses (the site also has permission for composting; although not implemented)

Potential allocation:

HRC has not been appraised because there is already an operational HRC in Devizes.

Landfill has not been appraised because the site is an historical landfill site.

MRF/WTS, IWR/T, LR and composting have not been appraised because these are already in operation on the site.

Potential for local scale Waste Treatment Facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²² on a SAC, SPA or Ramsar or its setting?					✓		No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites	Will development at this site lead to a significant adverse impact					✓		No. There are no nationally designated sites in close proximity to this site.	

²¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
of national importance.	on a site of national importance or its setting?								
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?						✓	No. There is no ancient woodland in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?						✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?						✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?						✓	Properties (houses and farms) are approximately 20 meters north of the site, 40 meters west of the site, 210 meters south west and 180 meters east of the site. Any potential impacts on people living and/or working in proximity to the site will need to be considered further.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?						✓	No. The site is not situated on a playing field.	

Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Land Use					
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓		No. Site not allocated for any other land uses.
Landscape, Townscape & Visual					
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓		The site is approximately 720 meters south west of the North Wessex Downs AONB and any potential impacts on this will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓		No. The site is not located in the Green Belt.
Locational					
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓		No. Site conforms.
Water Environment					
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓		Site is located on a Major Aquifer of Intermediate Vulnerability. Hydrological survey may be required to investigate any potential impacts from development.

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	River abuts the southern tip of the site and a small section of the south of the site is in Flood Zone 3. Flood risk assessment may be required.
---	--	--	---	--

Additional comments & recommendations:

Continue to assess suitability for a Waste Treatment Facility.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Nursted Farm Woods County Wildlife Site abuts the southern tip of the site. Potential for waste treatment facility to significantly increase noise, traffic and atmospheric pollution (fumes and emissions) via operations and an increase in transport which may affect habitats living in this designation. The location of a waste treatment facility within the site will be a key factor affecting the level of potential impact on the Wildlife Site.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Area of ancient woodland approximately 1 km south west of the site. A cluster of trees are present on the site and these may have been left alone during the previous landfilling process because they are protected. Tree survey may be required depending on location of waste treatment facility within the site.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or	6	Badgers have been identified on and in the vicinity of the site. Potential for any waste development types to increase the level of							

²³ Please refer to Appendix H for details.

²⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
notable species.		lighting and noise pollution and disturb these species and any other protected or notable species in proximity to the site. Ecological survey may be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	The site is an historical landfill and has been part-restored (reed beds to the south of the site). Priority habitat abuts the southern part of the site. Potential for any waste development to increase the level of lighting and noise pollution and disturb these habitats. Ecological survey may be required.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Reed bed to the south of the site. Site also contains patches of scrub (in the western part of the site) and there may be limited damage to this as a result of waste development in this area. Ecological survey may be required to establish whether this scrub is a vulnerable habitat. The location of a waste treatment facility within the site will be a key factor affecting the level of potential impact on green corridors and hedgerows.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is not allocated and therefore avoids B1 land.								
Historic Environment & Cultural Heritage										
5. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁵ .	9	Site is not located in proximity to areas or structures of international, national and local historic and cultural heritage importance. No adverse impact.								

²⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing waste operation however properties (houses and farms) are approximately 20 meters north of the site, 40 meters west of the site, 210 meters south west and 180 meters east of the site. Potential for waste treatment facility to significantly increase the level of traffic and release emissions/dust (depending on the type of technology) that may increase atmospheric pollution and present health risks to people living and working in the surrounding area. Proximity to people means that any waste treatment facility would need to be small local scale. Site is an existing waste operation and any cumulative impacts occurring as a result of existing activity on the site will also need to be considered.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	The site is an historic landfill and several trees have been left on site; this may be because they are protected. Waste development on the site is unlikely to affect these trees however a survey may be required to confirm.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste treatment facility to significantly increase noise and vibration as a result of increased traffic and/or machinery. Impacts on receptors working on or living in close proximity to the site will need to be considered. Cumulative impacts from nearby activities will also need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste treatment facility to significantly increase the level of fumes because of an increase in traffic. Potential for facility to also increase the level of dust and odour depending on the type of technology. Impacts on receptors working on or living in close proximity to the site will need to be considered. Cumulative impacts from nearby activities will also need to be considered.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for waste treatment facility to increase the level of nuisance depending on the scale and type of technology (potential impacts greater if technology involves outdoor stock-piling). Impacts on							

Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		surrounding properties and receptors will be a key consideration and cumulative impacts from nearby activities will also need to be considered.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste treatment facility to increase the level of traffic movements and release emissions as part of operations thereby increasing atmospheric pollution levels which are likely to affect air quality. Cumulative impacts from nearby activities will also need to be considered.							
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site however there are PROWs to the north and south of the site. No adverse impacts.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Open space surrounds the site and any impacts on people using these areas will need to be considered.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an existing waste operation and therefore this grading does not apply. No adverse impact.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated in the Kennet District Local Plan and there are no other allocated sites nearby.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an historical landfill and is currently an operational waste site so is classed as Brownfield land.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	It is possible to co-locate a waste treatment facility alongside existing uses.							

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is an historic landfill and an operational waste site. Proximity of the site to residential properties means that the design and scale of a waste facility will be a key consideration. Potential for waste treatment facility to have a limited adverse impact on the current setting due to size and height of buildings.								
2. To prevent the creation of unacceptable visual impacts.	8	Bunds have been constructed to block views from current uses. A waste treatment facility could have a significant visual impact due to size and height of buildings and for this reason only a local scale facility should be considered at this location. Views from nearby residential properties and PROWs will need to be considered.								
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site is adjacent to and in close proximity to residential properties, therefore only a small local scale waste treatment facility should be considered suitable on the site.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate	5	Site has direct access off the A342 which is subject to the national speed limit and is approximately 70 meters to the A361 (part of the PRN). Devizes is a known congestion hotspot and a Transport Assessment will be required.								

Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
associated vehicle movements.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Potential for impacts on surrounding areas as residential properties are in close proximity to the site. The A342 and A361 (likely travel routes) pass through the centre of Devizes.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	There is a dismantled railway line to the west of the site however scope to use this as a means to transport waste is very unlikely.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	A river abuts the southern tip of the site and a small section of the south of the site is in Flood Zone 3. Flood risk assessment may be required along with advice from the Environment Agency.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on a Major Aquifer of Intermediate Vulnerability and there are potential contamination issues from past activities on the site. Hydrological survey may be required to investigate any potential impacts from development. Further advice may be sought from the Environment Agency.							

Additional comments & recommendations/further information required:

Site potentially suitable for a local scale Waste Treatment Facility (such as In-vessel Composting and Anaerobic Digestion).

Detailed assessments required for:

- **Ecology** – potential impacts on Nursted Farm Woods County Wildlife Site, ancient woodland, protected and notable species/habitats;
- **Human health and amenity** – potential for impacts on air quality (including odour, dust and fumes) and noise levels affecting receptors living in close proximity to the site;
- **Landscape and visual** - views onto the site from nearby properties and PROW;
- **Transport and access arrangements** – access off the A342 and impacts on the A361;
- **Flooding and groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels (dependant on the type of technology) affecting existing uses on the site and surrounding receptors; potential impacts on areas of open space surrounding the site.

Site details

Site name:	Broadway Employment Allocation, Market Lavington		Date of appraisal:	07/08/09
Site reference:	Inset Map 26 (I and O report 06)		Appraised by:	MC
Area:	East		Size of site (ha):	4 ha
Nearest settlement(s):	Market Lavington, Devizes		Land owner (if known):	
OS grid reference:	E 399949	N 155240	Site operator (if applicable):	
Current use:	Light Industrial, storage, distribution		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no nationally designated sites in proximity to this site.

²⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

²⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Broadway Employment Allocation, Market Lavington

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	There is an area of ancient woodland approximately 400 meters north east of the site and any impacts on this site will need further consideration.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no relevant features present at this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	X	✓	✓	X	X	X	Site surrounds a residential property on three sides. Potential for HRC, IWRT, composting and waste treatment at this site to increase existing traffic and noise levels and significantly increase atmospheric pollution (dust, odour, particulates) which could impact human health. Remove these waste development types from further assessment. Site is a former landfill operation and might be contaminated. Contaminated land survey may be required.	

Broadway Employment Allocation, Market Lavington

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No. The site is not situated on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		No. The site is allocated as a Rural Employment location in the Kennet District Local Plan. Waste uses appraised are compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		No. Site is not on an aquifer or a Source Protection Zone.

Broadway Employment Allocation, Market Lavington

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.
---	--	--	---	---	--	------------------------------

Additional comments & recommendations:

Site surrounds a residential property on three sides and sensitive location of any waste facility within the site boundary will be a key consideration.

HRC, Waste Treatment, Composting and IWR/T are ruled out from further consideration on the grounds of potential impacts to human health.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Parham Wood County Wildlife Site is approximately 400 meters north east of the site however it is separated from the site by a railway line. Impacts on this site, as a result of waste development are not envisaged. No adverse impacts.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Area of ancient woodland is approximately 400 meters north east of the site however it is separated from the site by a railway line. Impacts on this site, as a result of waste development are not envisaged. No adverse impacts.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been identified in the area. Potential for waste development types to increase the level of lighting and noise pollution and disturb these species. Ecological survey required.							
5. To avoid development that would impact upon Biodiversity Action Plan	6	Parham Wood County Wildlife Site which is approximately 400 meters north east of the site contains priority habitats however it is unlikely							

²⁸ Please refer to Appendix H for details.

²⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Broadway Employment Allocation, Market Lavington

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
habitats and other habitats of notable ecological value.		that an increase in the level of lighting and noise pollution at the site would reach these habitats and cause disturbance. No adverse impacts.		Blue	Blue				
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Potential for waste development type to affect existing green corridors and hedgerows which are visible on the site. Ecological survey required.		Yellow	Yellow				
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.		Blue	Blue				
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated for rural employment land allocation in the Kennet District Local Plan.		Yellow	Yellow				
Historic Environment & Cultural Heritage									
6. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁰ .	9	SAM located approximately 920 meters north of the site. Potential impact on this SAM is unlikely. No adverse impact.		Blue	Blue				
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Site surrounds a residential property on three sides. Site is an existing industrial estate and waste development would replace an existing use on the site. LR is unlikely to increase the level of existing traffic within the industrial estate; therefore no adverse impacts are anticipated. MRF/WTS has potential to increase transport movements in the industrial estate and add to atmospheric pollution levels because the scale of operations tends to be larger than that of LR.		Yellow	Blue				

³⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Broadway Employment Allocation, Market Lavington

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		Any potential impacts will need to be investigated and sufficiently mitigated or avoided. Noise and air quality survey required.		Yellow	Blue					
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is developed industrial estate and therefore presence of tree preservation orders is unlikely.		Green	Green					
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Site is an existing industrial estate and waste development would replace an existing use on the site. LR is unlikely to increase the level of noise and vibration within the industrial estate; therefore no adverse impacts are anticipated. MRF/WTS has potential to increase transport movements in the industrial estate and increase noise and vibration because the scale of operations tends to be larger than that of LR. Impacts will need to be sufficiently mitigated or avoided against e.g. vehicle movements would need to be controlled so as not to be considerably more than they are already on site. The cumulative impact of other activities operating on the industrial estate will need to be a key consideration.		Yellow	Blue					
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase the level of fumes through an increase in traffic which may affect the adjacent property. LR is unlikely to increase the level of traffic within the industrial estate; therefore no adverse impacts are anticipated.		Yellow	Blue					
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Waste development types likely to be housed in-doors which reduce potential for nuisance. No adverse impacts.		Blue	Blue					
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase atmospheric pollution through an increase in traffic. LR is unlikely to increase the level of existing traffic within the industrial estate; therefore no adverse impacts are anticipated.		Yellow	Blue					
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. No adverse impacts.		Blue	Blue					
8. To avoid adverse impacts on the	1	None in proximity to the site. No adverse impact.		Blue	Blue					

Broadway Employment Allocation, Market Lavington

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
tourist economy, recreational facilities and open space.										
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate. No adverse impact.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated for rural employment land allocation in the Kennet District Local Plan.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an industrial estate.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A								
5. To seek to better utilise existing waste management facilities.	4	No waste management facilities currently exist on site.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is an industrial estate. Impact on landscape setting would depend on scale, lighting and materials used in development which would replace existing buildings on the industrial estate. Whilst waste development at this location is unlikely to affect the setting of the industrial estate, any development would need to take into account the rural and quiet nature of the surrounding environment, especially in relation to the effects any increases in transport would have on the sense of remoteness. Landscape assessment required.								
2. To prevent the creation of unacceptable visual impacts.	8	Site is an industrial estate and is well screened by the railway line and bund running along the south eastern edge of the site. Visual impacts would depend on scale and materials used in development which would replace existing buildings on the industrial estate.								

Broadway Employment Allocation, Market Lavington

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		Whilst waste development at this location is unlikely to affect the overall visual impact of the industrial estate, any development would need to take into account current views onto the site and any impacts replacement buildings would have on this. Potential to see tall buildings when looking down onto the site from higher ground to the south east. Landscape assessment required.									
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.									
Locational											
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.									
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.									
Traffic & Transportation											
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Although site is an industrial estate significant travel along B and C-class roads is required to access the HGV Route Network or PRN. Potential for transport movements to affect the setting of the surrounding area (e.g. Market Lavington).									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access is likely to involve travel through residential areas. Associated issues including noise, vibration and road safety.									
3. To promote transportation of waste	5	No feasible opportunity; significant infrastructure would be required to									

Broadway Employment Allocation, Market Lavington

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
materials by rail or water wherever possible.		transport waste by rail or water.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in flood zone 1. No adverse impacts.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is not in a Source Protection Zone or on an Aquifer. No adverse impact. Potential contamination from previous uses on the site will need to be investigated.									

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on protected or notable species;
- **Human health and amenity** – potential impacts on air quality (including fumes) and noise levels affecting existing uses on the industrial estate and surrounding receptors;
- **Landscape and visual** – potential impacts on the existing setting of the industrial estate and views onto the site from the surrounding area;
- **Transport and access arrangements** – access to Wiltshire HGV Route Network;
- **Contamination** – potential impacts from previous uses on the site.

Site details

Site name:	Salisbury Road Business Park, Marlborough	Date of appraisal:	25/08/2009
Site reference:	Inset Map 27 (I&O Report 2006)	Appraised by:	JM
Area:	Kennet	Size of site (ha):	6.1 ha
Nearest settlement(s):	Marlborough	Land owner (if known):	
OS grid reference:	E 419520 N 168500	Site operator (if applicable):	N/A
Current use:	Employment Allocation	Existing waste uses on the site?	Permitted for a HRC

Potential allocation:

Landfill has not been appraised because the site is an established business park.

A HRC has not been appraised because one has already been permitted on the site.

Potential for MRF/WTS and LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓			No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	X			No, although the Savernake Forest SSSI abuts the southern boundary of the site. Potential for waste treatment facility to release emissions which could have a significant adverse impact upon

³¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

³² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Salisbury Road Business Park, Marlborough

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								habitats in the SSSI. Remove this option from further consideration.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓		An area of ancient woodland (part of the Savernake SSSI) lies approximately 0.5 km to the south east of the site and any potential impacts on this will need to be considered.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓		No, although the site borders the Tottenham House and Savernake Forest historic park and garden and a SAM is approximately 0.5 km to the east of the site. Potential impacts on these areas will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X		Residential properties are within 50 meters north of the site. Potential for composting to release spores and for IWR/T to generate dust which may pose significant adverse impacts on human health. Remove these waste development types from further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No. The site is not situated on a playing field.	

Salisbury Road Business Park, Marlborough

Land Use					
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	Site is allocated as a protected strategic employment site in the Kennet Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual					
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	All of Marlborough is located in the North Wessex Downs AONB however the site is an established business park and therefore potential exists for a waste management facility. Design of any building will be a key consideration.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	No. The site is not located in the Green Belt.
Locational					
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	The site is within the 16km SSCT area of search but is located within an AONB and is therefore only suitable for local scale use.
Water Environment					
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	Site is on a Major Aquifer of High Vulnerability and is in close proximity to Source Protection Zone 1. Hydrological survey may be required to investigate any potential impacts from development.

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No, site is in Flood Zone 1.
---	--	--	---	---	--	------------------------------

Additional comments & recommendations:

Waste treatment facility should be excluded from further consideration because this option has potential to cause significant adverse impacts to habitats in the bordering SSSI.

Composting and IWR/T should be excluded from further assessment on the grounds of impacts to human health.

The site is within the North Wessex Downs AONB and therefore only local scale waste facilities should be considered at this location.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Savernake Forest SSSI abuts the southern boundary of the site. There are seven County Wildlife Sites within 700 meters of the site (closest is within 270 meters). Potential for MRF/WTS to increase noise, traffic and atmospheric pollution which may disturb habitats living in these designations, particularly the SSSI which borders the site. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Ecological survey may be required to confirm level of disturbance.		Yellow	Blue				
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	An area of ancient woodland (part of the Savernake SSSI which borders the site) lies approximately 0.5 km to the south east of the site. The site is an existing business park and waste development is likely to replace an existing use on the business park. Current land use and distance between the site and ancient woodland means that impacts are unlikely to be adverse. Presence of aged or veteran trees is unlikely. No adverse impact.		Blue	Blue				
3. To consider the effect of	1 & 6	No community forest in proximity to the site. No adverse impacts.		Blue					

³³ Please refer to Appendix H for details.

³⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Salisbury Road Business Park, Marlborough

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
development on community forest.											
4. To avoid development that would impact on populations of protected or notable species.	6	Site is an industrial estate however protected or notable species have been recorded on or in the vicinity of the site. Potential for waste development types to increase the level of lighting and noise pollution and disturb species. Ecological survey required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Four areas of priority habitat are identified within 700 meters of the site. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb the majority of these species however there is potential for limited adverse impacts on the habitat within Savernake Forest SSSI which is only 30 meters south.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established business park and it is unlikely that waste development would result in loss or damage to green corridors and hedgerows. No adverse impacts.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is identified in the South West Nature Map as an area of potential woodland however the site is an established business park and therefore this grading does not apply. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is allocated as a protected strategic employment site in the Kennet Local Plan. There is some small scale B1 uses on the site. Sensitive location of any facility on the site would be required.									
Historic Environment & Cultural Heritage											
7. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁵ .	9	The site borders the Tottenham House and Savernake Forest historic park and garden. Potential for MRF/WTS to increase the level of traffic and noise levels and also pose a visual impact due to scale of associated structures which may affect the setting of this designation. LR facilities tend to generate fewer transport movements, are smaller scale operations and are therefore unlikely to exacerbate existing									

³⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		impacts on the business park; no adverse impact. A SAM is approximately 0.5 km to the east of the site however distance between the site and the SAM means it is unlikely that waste development being considered at this site would cause any adverse impacts on this designation. Design and scale of any waste management facility will be a key consideration.									
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is on an established business park and any waste development at this location is unlikely to cause a significant increase in existing impacts. Impacts on people working on/visiting the business park and impacts on residents living in housing estates approximately 50 meters north of the site need to be considered. MRF/WTS is likely to have a limited impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the business park). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Sensitive location of any facility on the site would be required. An underground service utility runs horizontally across the southern part of the site and any impacts on this will need to be investigated.									
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an established business park and the presence of protected trees/groups of protected trees is unlikely.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the business park. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the business park and affect people living/working in the surrounding area. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Sensitive location of any facility on the site would be required.									

Salisbury Road Business Park, Marlborough

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential areas will need to be considered however mitigation is considered achievable.		Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for MRF/WTS and LR to increase the level of nuisance in the business park and surrounding area is unlikely (unless operations involve outdoor stock-piling). No adverse impact.		Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.		Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs present on the site. PROW associated with the SSSI are in close proximity to the site but would not be affected by construction of a waste management facility. No adverse impacts.		Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	An allocated protected recreation site lies to the north of the site and there is a martial arts centre on the site however this is an indoor activity. Potential for an increase in odour, dust, fume, noise and atmospheric pollution levels to affect people using these leisure facilities. Sensitive location of any waste management facility would be required. Potential for MRF/WTS to have a limited adverse impact due to scale and nature of operations. LR unlikely to have an adverse impact because generation of impacts is likely to be comparable to existing uses already in operation on the business park.		Yellow	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on a business park and therefore this grading does not apply. No adverse impact.		Blue	Blue				
2. To avoid prejudicing sites allocated	4 & 7	Site is allocated as a protected strategic employment site in the		Blue	Blue				

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading									
			R				C	T	L			
			HRC	MRF / WTS	LR	IWR/T						
in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).		Kennet Local Plan (ED7). Policy ED7 states that development for uses within the B Classes will be permitted. Waste development is compatible with this allocation.										
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is on an established business park. Opportunities to utilise land and existing buildings within the business park available.										
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.										
5. To seek to better utilise existing waste management facilities.	4	A HRC has been permitted for use on the site however there is only limited scope to utilise this facility.										
Landscape, Townscape & Visual												
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is located within the North Wessex Downs AONB which covers the whole of Marlborough. The AONB designation means that only local scale waste uses would be suitable at this location. Potential for MRF/WTS to significantly affect the setting of the AONB due to scale and height of associated structures. A LR facility, in comparison, tends to be smaller in scale and is more likely to fit in with existing structures on the business park. Location within the AONB means that the design of any waste development type will be a key consideration. Landscape character assessment may be required.										
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. MRF/WTS and LR are likely to have a visual impact depending on the scale and height of buildings and proximity to AONB. LR facilities tend to be smaller in scale and are more likely to fit in with existing structures on the business park which means the visual impact is unlikely to be significant. Views onto the site from nearby PROWs and views from residential areas approximately 50 meters north of the site would need to be considered. Landscape character assessment may be required.										
3. To prevent inappropriate waste	8	The site is not in the Green Belt.										

Salisbury Road Business Park, Marlborough

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
development in the Green Belt.										
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to policy WCS2 and WCS3 providing it is only considered for local-scale waste management facilities due to location within the North Wessex Downs AONB.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site has direct access to the A346 which is part of the PRN however this road is not part of the Wiltshire HGV Route Network. The A346 borders the Savernake SSSI and could encourage HGV traffic to travel through the centre of Marlborough. Transport Assessment is recommended at this location.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The location of the site encourages traffic movements through residential areas and/or sensitive land uses (the A346 borders the Savernake SSSI). Increased traffic movements may result in increased noise and air pollution impacts on residential areas and the SSSI.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The site is within Flood Zone 1 and therefore does not raise any flooding concerns. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any	1, 10 & 12	Site is located on a Major Aquifer of High Vulnerability and is in close proximity to a Source Protection Zone 1 area. Site is developed with								

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.		infrastructure already in place. Groundwater assessment may be required to adequately assess impacts.								

Additional comments & recommendations/further information required:

Site potentially suitable for a local scale MRF/WTS or LR.

Location within the North Wessex Downs AONB means that design and location of any waste facilities within the existing business park will be a key consideration.

Detailed assessments required for:

- **Ecology** - potential impacts on the Savernake Forest SSSI which abuts the southern boundary of the site, County Wildlife Sites, ancient woodland, protected and notable species/habitats;
- Cultural heritage – potential impacts on the Tottenham House and Savernake Forest historic park and garden;
- **Landscape and visual** – potential impacts on the North Wessex Downs AONB and views onto the site from nearby housing estates and PROWs;
- **Transport and access arrangements** – distance from the Wiltshire HGV Route Network and suitability of potential access routes.
- Groundwater issues.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes) and noise levels affecting existing uses on the business park and other surrounding receptors.

Site details

Site name:	Salisbury Road Business Park, Pewsey		Date of appraisal:	19/10/2009
Site reference:	Inset Map 28 (I & O report 06)		Appraised by:	JM
Area:	East		Size of site (ha):	3.8 ha
Nearest settlement(s):	Pewsey		Land owner (if known):	Various
OS grid reference:	E 415589	N 159299	Site operator (if applicable):	Various
Current use:	Business Park		Existing waste uses on the site?	No

Potential allocation:

Landfill has not been appraised because the site is an established business park.

Potential for MRF/WTS and LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	X		The River Avon SAC is approximately 40 meters north west of the site. Potential for a waste treatment facility to significantly increase atmospheric pollution or release contaminants which may affect water quality of the SAC and/or affect habitats and species. Remove this development option from further consideration.
b) To avoid development that would significantly impact on sites	Will development at this site lead to a significant adverse impact	✓	✓	✓	✓	✓			No, although the River Avon SSSI is approximately 40 meters north west of the site (same location as

³⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

³⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Salisbury Road Business Park, Pewsey

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
of national importance.	on a site of national importance or its setting?							the SAC) and any potential impacts on this designation will need to be considered further.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X		A residential property abuts the eastern boundary of the site and there are other properties approximately 480 meters north west and north east of the site. Potential for composting and IWR/T at this site to increase atmospheric pollution (dust, odour, spores) which could impact human health. The site is a business park and waste development types would conflict with existing uses. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Salisbury Road Business Park, Pewsey

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		Site is allocated as a protected strategic employment site in the Kennet Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		All of Pewsey is within the North Wessex Downs AONB and any potential impacts on this designation will need to be considered.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		The site is approximately 6.5 km outside the 16km SSCT area of search and is located within an AONB therefore it is only suitable for local scale waste uses.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site is located on a Major Aquifer of High Vulnerability. Groundwater assessment may be required.

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		Site is in Flood Zone 1 however the River Avon which is approximately 50 meters north of the site is in Flood Zone 2 and 3 and may have implications on future waste development.
---	--	---	---	---	--	---

Additional comments & recommendations:

Waste Treatment should be excluded from further consideration because this option has the potential to cause significant adverse impacts on the River Avon SAC.

Composting and IWR/T should be excluded from further assessment on the grounds of impacts to human health and incompatibility with existing uses on the business park.

Only local scale waste facilities should be considered at this location because the site is in the North Wessex Downs AONB.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Avon SAC/SSSI and associated County Wildlife Sites border or are within 50 meters north west of the site. Potential for waste development types to increase levels of traffic (particularly HRC) and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI and County Wildlife Sites. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the River Avon SAC for all waste development types. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts such as dust are not likely to occur. Any cumulative impacts resulting from other activities on the industrial estate affecting the SAC will also need to be considered. Project level HRA may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is a business park and presence of aged or veteran trees is unlikely. No adverse impacts.							
3. To consider the effect of	1 & 6	No community forest in proximity to the site. No adverse impacts.							

³⁸ Please refer to Appendix H for details.

³⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
development on community forest.										
4. To avoid development that would impact on populations of protected or notable species.	6	The site is approximately 40 meters south east of the River Avon SAC/SSSI and County Wildlife Site. A number of protected species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Direct loss or damage is unlikely. Ecological survey will be required to confirm the level of impact.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat borders the northern boundary of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these habitats. Direct loss or damage is unlikely. Ecological survey will be required to confirm the level of impact.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established business park however it contains vacant plots of land and a number of species and habitats have been recorded in the vicinity. Potential for limited adverse impact to green corridors and hedgerows.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is allocated as a protected strategic employment site in the Kennet Local Plan. The site is currently occupied with B2 and B8 class employment (general warehousing, distribution uses). Some units are vacant. Site avoids B1 land.								
Historic Environment & Cultural Heritage										
8. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve	9	Part of Pewsey is in a conservation area. The site itself is not within this designation however construction of any waste facility may have a knock on effect, for instance by increasing traffic travelling through the conservation area. It is necessary to bear in mind that the site is								

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
their setting ⁴⁰ .		an established business park and waste development is likely to replace an existing use with similar impacts. Potential for HRC and MRF/WTS to increase the levels of traffic operating in the site and increase the level of dust, noise and fumes which may affect the conservation area. LR facilities tend to be smaller in scale and therefore impacts are unlikely to be greater than existing ones occurring on the business park; no adverse impact.	Yellow	Yellow	Blue				
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	A residential property abuts the eastern boundary of the site and there are other properties approximately 480 meters north west and north east of the site. Impacts on people working on/visiting the business park and impacts on residents living in proximity to the site need to be considered. Potential for HRC to significantly increase noise and traffic and add to atmospheric pollution levels. Potential for MRF/WTS and LR facilities to increase noise and traffic movements and atmospheric pollution however these types of facilities tend to be housed indoors and therefore impacts are not deemed to be significant in terms of impacts to human health. Any cumulative impacts resulting from other activities on the site affecting human health will also need to be considered.	Orange	Yellow	Yellow				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an established business park however it is in close proximity to the River Avon SAC and some plots within the site are vacant. Tree survey may be required.	Yellow	Yellow	Yellow				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase noise and vibration as a result of an increase in traffic and operations. Potential for MRF/WTS to also increase traffic but to a lesser extent. LR is unlikely to exacerbate existing traffic movements in the business park. Impacts on residents to the west and east of the site will need to be considered. Sensitive location of any facility on the site would be required. Any cumulative	Orange	Yellow	Blue				

⁴⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		impacts resulting from other activities on the site will also need to be considered.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC to significantly increase the level of fumes as a result of increased traffic and increase dust as a result of operations. MRF/WTS is likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. LR facilities are also housed indoors and are unlikely to exacerbate existing traffic movements in the industrial estate. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey may be required.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to have a significant impact due to outdoor nature of operations. The in-door nature of MRF/WTS and LR facilities mean that impacts are unlikely to be adverse unless they involve outdoor stock piling. Any cumulative impacts resulting from other activities on the site will also need to be considered.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC and MRF/WTS to increase the level of traffic and release emissions as part of operations thereby increasing atmospheric pollution levels. MRF/WTS is likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. LR facilities are also housed indoors and are unlikely to exacerbate existing traffic movements in the industrial estate. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey may be required.									
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs are present on the site. PROWs run along field boundaries to the north and south of the site but these are unlikely to be affected. No adverse impacts.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No tourist or recreational facilities present on site. No adverse impact.									

Salisbury Road Business Park, Pewsey

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on a business park and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue	Black			
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is allocated as a protected strategic employment site in the Kennet Local Plan (ED7). Waste development is compatible with this allocation.	Blue	Blue	Blue	Black			
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is on an established business park.	Green	Green	Green	Black			
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue	Black			
5. To seek to better utilise existing waste management facilities.	4	There are no existing waste uses on the site however a sewage works is in close proximity to the north of the site. There is no scope to utilise this facility.	Orange	Orange	Orange	Black			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is located within the North Wessex Downs AONB which covers the whole of Pewsey. The AONB designation means that only local scale waste uses would be suitable at this location and sensitive design would be a key requirement. Potential for the open nature of a HRC and associated transport movements to affect the setting of the AONB. Potential for MRF/WTS to significantly affect the setting of the AONB due to scale and height of associated structures. A LR facility, in comparison, tends to be smaller in scale and is more likely to fit in with existing structures on the business park. Location within the AONB means that the design of any waste development type will be a key consideration. Landscape character assessment may be required.	Yellow	Orange	Yellow	Black			
2. To prevent the creation of	8	The site is located within an AONB and therefore only local scale uses	Blue	Yellow	Blue	Black			

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
unacceptable visual impacts.		would be suitable at this location. Scale of any waste facility will be a key factor in determining suitable uses. HRC and LR are unlikely to have a visual impact in comparison to an MRF/WTS due to the smaller size and height of associated buildings/equipment. Views onto the site from nearby PROWs and views from residential areas to the west and east of the site would need to be considered.	Blue	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms providing it is only considered for local scale waste development.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site has direct access to the A345 but is not easily connected to the HGV Route Network or PRN. Access to a suitable network would most likely require travel through a town centre. Transport Assessment is recommended at this location. The business park is unlikely to be able to cope with the demands of a HRC (access requirements, space to accommodate queuing traffic) and would require additional infrastructure that is unfeasible in this location. Therefore HRC as an option should be excluded from consideration at this stage in the assessment.	Red	Orange	Orange				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land	1 & 5	The location of the site encourages traffic movements through the village of Pewsey and/or sensitive land uses.	Black	Orange	Orange				

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
uses (excluding kerbside collections).										
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1 however, the River Avon approximately 50 meters north of the site is in Flood Zone 2 and 3 and may have implications on future waste development. Any development would need to ensure against flood risk. Flood risk assessment may be required.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is on a Major Aquifer of High Vulnerability. Potential for past contamination. Groundwater assessment may be required to adequately assess impacts. Advice may need to be sought from the Environment Agency.								

Additional comments & recommendations/further information required:

HRC should be removed from consideration because the existing business park is unlikely to be able to cope with the associated transport demands.

Site potentially suitable for local scale MRF/WTS and LR.

The site is within the North Wessex Downs AONB and design and location of any waste facilities within the business park will be a key consideration.

Detailed assessments required for:

- **Ecology** - potential impacts on the River Avon SAC/SSSI and associated County Wildlife Sites, protected or notable species/habitats/trees;
- **Landscape and visual** – potential impacts on the existing setting of the business park and surrounding area (including the North Wessex Down AONB) and views onto the site from residential areas and PROWs.;
- **Transport and access arrangements** – distance to the Wiltshire HGV Route Network and potential impacts of increased traffic on the village of Pewsey;
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Cultural heritage** – potential impacts on the Pewsey Conservation Area;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the business park and nearby residential properties (particularly the property which abuts the eastern boundary of the site).

Site details

Site name:	Everleigh Waste Management Facility		Date of appraisal:	23/11/2009
Site reference:	Inset Map 29 (I&O report 2006)		Appraised by:	JM
Area:	East		Size of site (ha):	0.9 ha
Nearest settlement(s):	Everleigh		Land owner (if known):	MoD
OS grid reference:	E 419171	N 156367	Site operator (if applicable):	Hills Waste Solutions
Current use:	HRC and WTS		Existing waste uses on the site?	HRC and WTS

Potential allocation:

A HRC and a WTS are already in operation on the site and therefore these options have not been appraised.

Landfill has not been appraised due to size of site.

Size of the site and potential landscape/visual impacts from built development limits potential uses on the site.

Potential for local scale IWR/T and Composting.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁴¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁴¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Everleigh Waste Management Facility

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No, although an area of ancient woodland is located approximately 160 meters east of the site and any potential impacts on this will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although five SAMs are located within 1 km of the site and any potential impacts on these will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓	✓	No. Site is remote with no immediate sensitive receptors.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓	✓	No. The site is not situated on a playing field.	

Everleigh Waste Management Facility

Land Use								
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓	✓	No. Site not allocated for any other land uses.
Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		X	X	✓	✓	X	The northern tip of the site abuts the North Wessex Downs AONB. The site is in a remote area and there is potential for any built structure (associated with MRF/WTS, LR and waste treatment) to have a significant adverse impact on the landscape setting and sense of remoteness of the countryside. Remove these waste development types from further consideration.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?				✓	✓		
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?				✓	✓		No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?				✓	✓		Site conforms to Policy WCS2 however the northern tip of the site abuts the North Wessex Downs AONB and for this reason only local scale waste development is considered suitable at this location.

Everleigh Waste Management Facility

Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is on a Major Aquifer of Intermediate Vulnerability and Source Protection Zone 2. Survey will be required. Hydrological survey may be required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Waste Treatment, MRF/WTS and LR should be removed from further consideration on the grounds of potential built structure impacts on the North Wessex Downs AONB.

The northern tip of the site abuts the North Wessex Downs AONB and for this reason only local scale waste development should be considered at this location.

Site appraisal should be carried forward for IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity										
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Everleigh Ashes County Wildlife Site is within 300 meters east of the site, Linden and Infirmary Copses County Wildlife Site is approximately 700 meters south east of the site and Oldhat Copse County Wildlife Site is approximately 1 km east. Potential for composting facility to release emissions, spores and dust into the atmosphere through operations which may have limited adverse impacts on the County Wildlife Sites and cause physical loss or damage to habitats and species within these designations. Potential for IWR/T to also increase the level of dust. Air quality survey required.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Ancient woodland is approximately 160 meters east of the site. Potential for composting facility to release emissions, spores and dust which could have a limited adverse impact on atmospheric pollution levels and affect tree growth. Potential for IWR/T to generate dust which may also cause deterioration of ancient woodland. Air quality survey required. Trees surround the site and a tree survey may be required to establish								

⁴³ Please refer to Appendix H for details.

⁴⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Everleigh Waste Management Facility

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		presence of aged or veteran trees.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been identified in the area. Potential for IWR/T and composting to increase the level of lighting and noise pollution and disturb these species. Ecological survey required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat identified 220 meters from the site and beyond. Potential for IWR/T and composting to increase the level of lighting and noise pollution and disturb these habitats. Ecological survey required.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Boundary of the site is lined by trees. Potential for waste development to cause limited damage to green corridors and hedgerows. Ecological survey required.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is identified as an area of potential woodland and chalk downland, however site is an existing waste operation and therefore this grading does not apply. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	No allocation. Site avoids B1 land.								
Historic Environment & Cultural Heritage										
9. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁴⁵ .	9	Five SAMs are located within 1 km of the site. Potential for composting facility and IWR/T to release emissions, spores and/or dust which could have a limited adverse impact on atmospheric pollution levels and cause deterioration of the SAMs and/or affect people visiting the sites. Potential for waste development types to also increase the level								

⁴⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Everleigh Waste Management Facility

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		of noise which may also affect the setting of the SAMs. Archaeological survey may be required.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Site is in a remote location and the nearest property is a farm approximately 700 meters north west of the site. Other sensitive receptors are over 1 km from the site. Potential for IWR/T and composting to increase the level of traffic and release emissions, spores and/or dust that may increase atmospheric pollution however because the site is only being considered for local scale waste uses impacts on human health are unlikely to be significant. Cumulative effects of other activities operating on the site will need to be considered.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed area of hard-standing but the site boundary is lined by trees. A tree survey may be required to establish presence of protected trees.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for IWR/T and composting to increase the level of noise and vibration through an increase in traffic and equipment which may affect people working on or using the existing operations on site. However because the site is only being considered for local scale waste uses impacts are unlikely to be significant. Cumulative effects of other activities operating on the site will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for IWR/T and composting to increase the level of odour, dust and fume through an increase in traffic and operations which may affect people working on or using the existing operations on site. However because the site is only being considered for local scale waste uses impacts are unlikely to be significant. Cumulative effects of other activities operating on the site will need to be considered.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for IWR/T and composting to increase the level of nuisance (vermin, pests and litter) on the site because operations tend to be outdoors. Impacts on people working on or visiting the existing HRC and WTS and the cumulative effects of other activities operating on							

Everleigh Waste Management Facility

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		the site will need to be considered.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for IWR/T and composting to increase traffic and release emissions as part of operations and increase atmospheric pollution levels which may affect people working on or using the existing operations on site. Potential for IWR/T to also create dust which would need to be controlled. However because the site is only being considered for local scale waste uses impacts are unlikely to be significant. The cumulative effects of other activities operating on the site will need to be considered.							
7. To avoid loss of public footpaths and public rights of way.	1	No PROWs on the site. A PROW borders the eastern side of the site but this is unlikely to be affected by waste development. No adverse impact.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is located within grade 3 agricultural land, but it is a developed area of hard-standing and therefore this grading does not apply. No adverse impacts.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an area of hard-standing that can be utilised.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	Site is a HRC and WTS however there is limited scope to utilise these existing waste uses.							

Everleigh Waste Management Facility

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The northern tip of the site abuts the North Wessex Downs AONB. Although the site is located in a remote and isolated area potential exists for any additional waste development to affect the sense of remoteness and landscape setting. Landscape assessment may be required.								
2. To prevent the creation of unacceptable visual impacts.	8	IWR/T and composting operations do not tend to involve built structures but the open nature of operations means that there are still potential visual impacts on the surrounding area. Views from the nearby PROW and visual impacts affecting people working on or using the existing waste operations on the site will need to be considered. Scale, design and location of any waste development types will be an important consideration. Landscape assessment may be required.								
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	The site conforms providing it is only considered for local scale waste uses.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	The site is located away from residential areas.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route	5	Access to the site is via a C-class road which connects to the A342 and is approximately 3.5 km from the A338 (part of the PRN). Site is an existing waste operation but may require significant new or improved								

Everleigh Waste Management Facility

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		infrastructure to cope with additional waste related traffic.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Site is in a remote location but would require travel along the boundaries of County Wildlife Sites and through settlements.									
3. To promote transportation of waste materials by rail or water wherever possible.	5	Not feasible opportunity.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impacts.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located over a Major Aquifer of Intermediate Vulnerability and Source Protection Zone 2. Potential for composting facilities to produce contaminants which may impact groundwater and surface water quality. Groundwater Assessment required.									

Additional comments & recommendations/further information required:

Site potentially suitable for local scale IWR/T and Composting.

Detailed assessments required for:

- **Ecology** – potential impacts County Wildlife Sites (particularly the Everleigh Ashes County Wildlife Site), ancient woodland and protected or notable species/habitats;
- **Cultural heritage** - potential impacts on 5 SAMs within 1 km of the site;
- **Landscape and visual** – potential impacts on the North Wessex Downs AONB and the existing setting and views onto the site.
- **Groundwater issues**.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration and nuisance levels affecting people working on or using existing operations on the site;
- **Transport and access arrangements** – distance to HGV Route Network and potential need for new infrastructure/access.

Site details

Site name:	West Hill Farm, Collingbourne Ducis		Date of appraisal:	09/11/2009
Site reference:	New site		Appraised by:	JM / AJ / MC
Area:	East		Size of site (ha):	0.4 ha
Nearest settlement(s):	Collingbourne Ducis		Land owner (if known):	Agent - Cirrus Consultants.
OS grid reference:	E 422813	N 153911	Site operator (if applicable):	
Current use:	Farm		Existing waste uses on the site?	No

Potential allocation:

Site has not been appraised for HRC due to its remote location.

Landfill and Waste Treatment have not been appraised because the size of the site dictates that these are not suitable waste options at this location.

Potential for local scale MRF/WTS, LR, IWR/T and Composting (subject to detailed assessment).

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ⁴⁶
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓				Site is approximately 1.7 km north east of the Salisbury Plain SPA/SAC and any potential impacts on this designation will need to be considered further.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓				Site is approximately 1.7 km north east from the Salisbury Plain SSSI and any potential impacts on this designation will need to be considered further.

⁴⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

West Hill Farm, Collingbourne Ducis

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓		No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓		A farm abuts the north eastern boundary of the site and any potential human health impacts on people living/working there will need to be considered.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓		No. The site is not on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓		No. There are no other uses allocated to this site in other plans.	

West Hill Farm, Collingbourne Ducis

Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓	✓	North Wessex Downs AONB is approximately 1.5km to the north and east of the site and any potential impacts on this designation will need to be considered further.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓	✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓	✓	Site is outside the 16 km SSCT areas and therefore only local scale waste development can be considered at this location.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓	✓	Site is located within Source Protection Zone 1 and is on a Major Aquifer of High Vulnerability. Groundwater assessment may be required. Further advice may need to be sought from the Environment Agency.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓	✓	✓	Half of the site is in Flood Zone 3. Detailed flood risk assessment required. Any waste development would need to ensure against flood risk.

Additional comments & recommendations:

Only local scale waste development can be considered at this location because the site is outside the 16 km SSCT areas.

Site appraisal should be carried forward for local scale MRF/WTS, LR, IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Site is located approximately 1.7 km north east of the Salisbury Plain SAC/SPA/SSSI. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. The site is approximately 2.4 km from the SAC and therefore impacts are not deemed to be significantly adverse. Project level HRA may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Trees are present on the site and tree survey may be required to establish presence of aged or veteran trees.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							

⁴⁸ Please refer to Appendix H for details.

⁴⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

West Hill Farm, Collingbourne Ducis

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To avoid development that would impact on populations of protected or notable species.	6	No protected or notable species have been recorded on the site or within 800 meters of the site. However because the site contains a redundant farm building there is potential for species to be present and a protected species survey may be required to confirm this. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Physical harm/disturbance is also a possibility.		Yellow	Yellow	Yellow	Yellow			
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitats (Calcareous grassland) associated with Salisbury Plain SAC/SPA/SSSI are approximately 2 km south west of the site. The distance between the priority habitats and the site means that increased levels of lighting and noise as a result of waste development are unlikely to disturb these species. Direct loss/harm unlikely. No adverse impact.		Blue	Blue	Blue	Blue			
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site contains a redundant farm building and trees and hedgerows are visible on the site. Survey required establishing presence and impacts on green corridors and hedgerows.		Yellow	Yellow	Yellow	Yellow			
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.		Blue	Blue	Blue	Blue			
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.		Green	Green	Green	Green			
Historic Environment & Cultural Heritage										
10. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.		Blue	Blue	Blue	Blue			

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
setting ⁵⁰ .									
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	A farm abuts the north eastern boundary of the site but there are no other receptors within 1 km of the site. Potential for IWR/T and composting to increase dust and odour levels and release spores into the atmosphere which may impact the adjacent farm and the surrounding area depending on wind direction and strength. Potential for MRF/WTS and LR facilities to increase noise and traffic movements which may affect people living along transport routes.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Trees are present on the site and survey may be required to establish whether they are protected.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for all waste development types to increase noise and vibration levels as a result of increased traffic. Potential for IWR/T to significantly increase noise and vibration as a result of operations and machinery. Impacts on the adjacent farm and surrounding areas will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of fumes as a result of increased traffic. Potential for composting to significantly increase the level of odour and potential for IWR/T to significantly increase the level of dust as a result of operations which may affect the adjacent farm and surrounding areas depending on the direction and strength of wind. MRF/WTS and LR are likely to have less of an impact on odour and dust levels because these are housed indoors.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for IWR/T and composting to increase the level of nuisance due to the fact that these tend to be outdoor operations. The in-door nature of MRF/WTS and LR facilities means that impacts are unlikely to be adverse (unless outdoor stock-piling is part of operations).							

⁵⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly composting) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. MRF/WTS and LR likely to have less of an impact because these are housed indoors.		Yellow	Yellow	Orange	Orange			
7. To avoid loss of public footpaths and public rights of way.	1	There is a PROW that runs directly through the site. Limited loss or temporary diversion likely. Re-routing would be required.		Yellow		Yellow	Yellow			
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.		Blue	Blue	Blue	Blue			
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 3 agricultural land, but is a developed farm and therefore this grading does not apply. No adverse impact.		Blue	Blue	Blue	Blue			
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.		Light Green	Light Green	Light Green	Light Green			
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Facilities would make use of a redundant farm building.		Light Green	Light Green	Light Green	Light Green			
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site is not an operational quarry. No adverse impact.		Blue	Blue	Blue	Blue			
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on the site.		Blue	Blue	Blue	Blue			
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and	8	Potential for any waste development to disrupt the existing level of tranquillity, sense of remoteness and landscape setting. Potential for MRF/WTS and LR to make use of existing farm buildings. IWR/T and composting likely to take place outdoors.		Yellow	Yellow	Yellow	Yellow			

West Hill Farm, Collingbourne Ducis

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
sense of remoteness of the countryside.										
2. To prevent the creation of unacceptable visual impacts.	8	Potential for MRF/WTS and LR to make use of existing farm buildings which means that these operations are unlikely to have a visual impact. No adverse impact. IWR/T and composting likely to take place outdoors. Impacts onto the site from nearby PROW and farm buildings will need to be considered.								
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site is located outside the 16km SSSCT zone and therefore only local scale waste uses can be considered at this location.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	A farm abuts the north eastern boundary of the site but there are no other receptors within 1 km of the site. Composting facility would need to be sensitive to the adjacent farm and any potential impacts (odour, spores, contamination etc) would need to be controlled and mitigated against.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Access to the site is via a track and C-class road which is approximately 1.2 km from the A338 (part of the PRN). Access along the c-class road is poor and would require significant infrastructure improvements (e.g. road widening/passing points) to accommodate waste related traffic. A detailed transport assessment would be essential.								
2. To promote sites in locations that	1 & 5	The site is in a rural location and access to the A338 (part of the PRN)								

Discretionary Objectives	Relevant SA Objective[s] ⁴⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).		would require travel through Collingbourne Ducis.		Yellow	Yellow	Yellow	Yellow			
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste by rail or water.		Orange	Orange	Orange	Orange			
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Half of the site is in Flood Zone 3. Detailed Flood Risk assessment would be required and any development would need to ensure against flood risk.		Orange	Orange	Orange	Orange			
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located within Source Protection Zone 1 and is on a Major Aquifer with High Vulnerability. Groundwater assessment may be required. Further advice will be sought from the Environment Agency.		Orange	Orange	Orange	Orange			

Additional comments & recommendations/further information required:

Site potentially suitable for local scale MRF/WTS, LR, IWR/T and Composting (subject to detailed assessments).

A number of potential significant adverse impacts have been identified during the appraisal process and these will need to be investigated further.

Detailed assessments required for:

- **Ecology** – potential impacts on the Salisbury Plain SAC/SPA/SSSI, protected or notable species/habitats/trees;
- **Landscape and visual** – potential impact on the existing setting and views onto the site from PROW and farm buildings;
- **Transport and access arrangements**;
- **Flooding and groundwater issues**.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including odour, dust, fumes), noise and nuisance levels affecting the adjacent farm and receptors living along potential transport routes; potential loss or temporary diversion of PROW.

Site details

Site name:	Pickpit Hill, Tidworth	Date of appraisal:	22.12.09
Site reference:	New site	Appraised by:	AJ
Area:	East	Size of site (ha):	1.9 ha
Nearest settlement(s):	Tidowrth, Ludgershall	Land owner (if known):	MoD
OS grid reference:	E 424779 N 149944	Site operator (if applicable):	N/A
Current use:	Brownfield – former incinerator site	Existing waste uses on the site?	None

Potential allocation:

Waste Treatment and Landfill have not been appraised because the site is not large enough to accommodate these options.

Potential for local scale HRC, MRF/WTS, LR, IWRT and Composting.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁵¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects					Comments		
		R				C		T	L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁵² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.	

⁵¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁵² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Pickpit Hill, Ludgershall

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓		No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓		No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	✓	✓		No. Waste development at the site does not pose a significant adverse impact on human health.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓	✓	✓		No. The site is not situated on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓	✓	✓		No. There are no other uses allocated to this site in other plans.	

Pickpit Hill, Ludgershall

Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓	✓	✓	No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓	✓	✓	
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓	✓	✓	
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓	✓	✓	Site is outside the 16 km SSCT areas and therefore only local scale waste facilities can be considered at this location.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓	✓	✓	Site is in Source Protection Zone 2 and on a Major Aquifer of High Vulnerability. Groundwater assessment may be required and advice may need to be sought from the Environment Agency.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓	✓	✓	No. Site is in Flood Zone 1.

Pickpit Hill, Ludgershall

Additional comments & recommendations:

Only local scale waste facilities should be considered at this location because the site is outside the 16 km SSCT areas.

Site appraisal should be carried forward for HRC, MRF/WTS, LR, IWR/T and Composting.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Pickpit Hill Wildlife Site surrounds the site on three sides (west, north and east) and Windmill Hill Down Wildlife Site is immediately north of that (approximately 280 meters away). Potential for all waste development types to increase levels of noise and traffic and/or release emissions/dust via operations which would increase atmospheric pollution and cause potential deterioration of habitats. Potential for HRC to have a significant impact on the level of noise and traffic due to the nature of operations. Potential for IWR/T to significantly increase dust.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in close proximity to the site. The site is a former incinerator site which is now covered in woodland; however presence of aged or veteran trees is unlikely.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.							
4. To avoid development that would impact on populations of protected or	6	A number of protected species have been identified in the area. Potential for all waste development types to increase the level of							

⁵³ Please refer to Appendix H for details.

⁵⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Pickpit Hill, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
notable species.		lighting and noise pollution and disturb or cause loss or damage to these species. Ecological survey required to confirm the level of impact.							
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Pickpit Hill and Windmill Hill Down Wildlife Sites contain priority habitats. Potential for all waste development types to increase the level of lighting and noise pollution and disturb or cause loss or damage to these habitats. Ecological survey required to confirm the level of impact.							
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is a former incinerator site that is now covered in woodland. Potential for waste development to cause limited damage to green corridors and hedgerows. Ecological survey required to confirm the level of impact.							
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is identified as an area of potential for Chalk Downland. Site is a former incinerator site that is now covered in woodland. Waste development at this location is likely to limit this potential.							
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	No allocation. Site avoids B1 land.							
Historic Environment & Cultural Heritage									
11. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵⁵ .	9	A SAM is approximately 800 meters north of the site. Potential for all waste development types to increase levels of noise and traffic and/or release emissions/dust via operations which would increase atmospheric pollution and cause potential deterioration of the SAM and/or affect the setting of the SAM. Potential for HRC to significantly increase the volume of traffic. Archaeological survey may be required to confirm the level of impact.							

⁵⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is remote however there is a residential area approximately 650 meters south west of the site and Wellington Academy is approximately 500 meters north east. Potential for waste development types to increase traffic and noise levels (all waste development types but particularly HRC), increase levels of dust (IWR/T), increase odour, release emissions and contaminants (composting) and generate litter and attract vermin (composting) which could have a limited adverse impact on people living/working in proximity to the site.	Orange	Yellow	Yellow	Yellow	Yellow	Black	
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	The site is a former incinerator site which is now covered in woodland. Tree survey may be required establishing the presence of protected trees.	Yellow	Yellow	Yellow	Yellow	Yellow	Black	
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	The site is currently undeveloped and is considered remote. The A3026 runs along the southern boundary of the site and acts as a primary source of noise in the area. The site is subject to existing noise and vibration levels as a result of use along this road. Potential for waste development types to increase noise and vibration as a result of additional traffic along the A3026 (particularly HRC) which may impact settlements along that road. MRF/WTS, LR, IWR/T and composting are likely to have less of an impact due to fewer transport movements and the indoor nature of operations (MRF/WTS and LR only).	Orange	Yellow	Yellow	Yellow	Yellow	Black	
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	The site is currently undeveloped and is considered remote. Potential for composting to significantly increase the level of odour and potential for HRC and IWR/T to significantly increase the level of dust which may affect surrounding receptors depending on the direction and strength of wind. Potential for all waste development types to increase fume levels but particularly HRC due to large volumes of queuing traffic as a result of operations and an increase in traffic which may impact settlements along the A3026 and any other	Orange	Yellow	Yellow	Orange	Orange	Black	

Pickpit Hill, Ludgershall

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		transport routes.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The site is currently undeveloped and is considered remote. Potential for HRC, IWR/T and composting to cause an increase in the level of nuisance (greater for HRC) because these are outdoor operations. Less potential for MRF/WTS and LR to increase the level of nuisance (unless outdoor stock-piling is part of operations) because these are generally housed indoors and are at least 500 meters from any potential receptors. No adverse impacts.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC and IWR/T to increase the level of traffic and/or dust and therefore increase atmospheric pollution. Potential for composting, waste treatment and landfill to also increase odour, release emissions and contaminants into the atmosphere. MRF/WTS and LR also have potential to increase the level of traffic and atmospheric pollution but dust and emissions are less of an issue due the type of operations and the fact that these mainly take place indoors.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present on site. There are several in proximity to the site but these are unlikely to be affected by waste development. No adverse impact.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on non-agricultural land. No adverse impact.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on or near to allocated land.								
3. To maximise the use of Brownfield	3 & 7	Site is classed as Brownfield land.								

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
land, redundant buildings and land within or adjacent to existing and planned industrial sites.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site is not in an operating quarry. No adverse impact.							
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on the site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The North Wessex Downs AONB is approximately 1.6 km north east of the site. The site is isolated from residential areas and the A3026 runs along the southern boundary. The site is undeveloped at present and there is potential for any waste development to affect the existing landscape setting. There is greater potential for MRF/WTS and LR to affect the setting due to the associated built structures. Scale and design of any building or other waste operation would be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Potential for any waste development to have a visual impact because the site is remote and is currently undeveloped. Potential for MRF/WTS and LR to have a greater visual impact due to the size and height of associated structures although this is unlikely to be significant because of the distance to any receptors. Any waste development should make use of existing screening and ensure that it is maintained for the life of the development. Potential for light pollution may need to be investigated. Views from the nearby PROWs and A3026 need to be considered.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site is outside the 16 km SSCT area and therefore to comply with policy WCS2 only local scale waste facilities will be considered at this location.							

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Site avoids locating energy from waste facility in close proximity to concentrations of population; nearest residential area is 650 meters south west of the site. The site is outside the 16 km SSCT zone and therefore only local scale energy from waste facility can be considered at the site.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site has direct access off the A3026 which is part of the HGV Route Network but there are major concerns regarding access and impacts on highway safety. An alternative access may be required. Transport assessment needed to establish access into the site and the level of capacity of the A3026.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The A3026 connects to the A342 (which travels through Ludgershall) and the A338 (which travels through Tidworth). Access to the site would be directly through residential areas. Potential for HRC to significantly increase the volume of traffic and have significant impacts on the surrounding road network.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is on Source Protection Zone 2 and is on a Major Aquifer of High Vulnerability. Potential for a composting to produce contaminants which may impact groundwater and surface water quality. Site is a former incinerator site and concerns regarding past contamination will need to be investigated. Groundwater assessment								

Discretionary Objectives	Relevant SA Objective[s] ⁵³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		may be required and advice will be sought from the EA.	Yellow	Yellow	Yellow	Yellow	Orange	Black	

Additional comments & recommendations/further information required:

Site potentially suitable for local scale HRC, MRF/WTS, LR, IWR/T and Composting.

Detailed assessments required for:

- **Ecology** – potential impacts on Pickpit Hill and Windmill Down Wildlife Sites, protected or notable species/habitats and protected trees;
- **Transport and access arrangements** – potential capacity constraints of A3026 and adjoining roads to deal with waste related traffic;
- **Groundwater issues** - including potential contamination issues.

Other issues to be considered at the planning application stage:

- **Cultural Heritage** – potential impacts on nearby SAM (approximately 800 meters north of the site);
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting nearby residential area and Wellington Academy (north east of the site);
- **Landscape and visual** – potential impacts on existing landscape setting and views onto the site from surrounding area.

Site details

Site name:	G&S Patio's, Seend		Date of appraisal:	09.11.2009
Site reference:	New site		Appraised by:	JM / AJ / MC
Area:	East		Size of site (ha):	1 ha
Nearest settlement(s):	Seend		Land owner (if known):	Mr B Pullman
OS grid reference:	E 393438	N 161847	Site operator (if applicable):	Mr B Pullman
Current use:	Patio Company		Existing waste uses on the site?	Yes - IWR/T

Potential allocation:

Landfill has not been appraised because the site is not large enough to accommodate this option.

IWR/T has not been appraised because one is already in operation at the site.

Potential for MRF/WTS, LR and Composting.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁵⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁵⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓		✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓		✓	✓		No. There are no nationally designated sites in close proximity to this site.

⁵⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁵⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓		✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓		✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓		✓	✓	No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓		X	X	Residential properties are between 120 and 200 meters south of the site. Potential for composting and waste treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site. Remove composting and waste treatment options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not on a playing field.	

G&S Patio's, Seend

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		No. Site is not located on a Source Protection Zone or Aquifer.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Waste Treatment and Composting should be removed from further consideration on the grounds of potential impacts to human health because the site is in close proximity to residential properties.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading									
			R				C	T	L			
			HRC	MRF / WTS	LR	IWR/T						
Biodiversity & Geodiversity												
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Kennet and Avon Canal County Wildlife Site is approximately 300 meters south of the site. Potential for waste development to increase the level of noise and traffic (particularly HRC) and increase atmospheric pollution which may affect habitats in this designation. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts are not likely to be significant but should still be investigated. Cumulative impacts of activities already in operation at the site will need to be considered.										
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. No adverse impact.										
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. Presence of aged or veteran trees is unlikely. No adverse impact.										
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution										

⁵⁸ Please refer to Appendix H for details.

⁵⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		and disturb these species. Although loss or damage is unlikely. Protected species survey may be required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	No priority habitats identified in proximity to the site however because the site is in a rural location a survey may be required to investigate presence of and potential impacts on BAP habitats.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an area of hard-standing but is surrounded by fields and therefore an ecological survey may be required to establish any potential impact on green corridors and hedgerows.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.									
Historic Environment & Cultural Heritage											
12. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁶⁰ .	9	There are no sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impacts.									
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The nearest residential properties are 120-200 meters south of the site. Other individual properties surround the site and are approximately 300 meters in all directions. Potential for HRC to significantly increase									

⁶⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		noise and traffic and add to atmospheric pollution levels. Potential for MRF/WTS and LR facilities to increase noise and traffic movements and atmospheric pollution however these types of facilities tend to be housed indoors and therefore impacts are not deemed to be significant in terms of impacts to human health. Any cumulative impacts resulting from other activities on the site will also need to be considered.	Orange	Yellow	Yellow				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an area of hard-standing and therefore presence of tree preservation orders is unlikely.	Light Green	Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for HRC to significantly increase noise and vibration as a result of an increase in traffic and operations. Potential for MRF/WTS and LR to also increase traffic but to a lesser extent. Impacts on residents surrounding the site will need to be considered. Any cumulative impacts resulting from other activities on the site will also need to be considered.	Orange	Yellow	Yellow				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC to significantly increase the level of fumes as a result of increased traffic and increase dust as a result of operations. MRF/WTS and LR are likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.	Orange	Yellow	Yellow				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to have a limited impact on the level of nuisance due to outdoor nature of operations. The in-door nature of MRF/WTS and LR facilities means that impacts are unlikely to be significantly adverse (unless operations involve outdoor stock piling). Any cumulative impacts resulting from other activities on the site will also need to be considered.	Yellow	Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level of traffic and release emissions as part of operations thereby increasing	Orange	Yellow	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		atmospheric pollution levels. MRF/WTS and LR are likely to have less of an impact because associated traffic movements are fewer and these facilities tend to be housed indoors. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.							
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. A PROW borders the western corner of the site but is unlikely to be affected by waste development. No adverse impacts.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impacts.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	The site is grade 3 agricultural land but the site is already developed for the current patio business and therefore this grading does not apply. No adverse impact.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated. Site avoids B1 land.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an existing patio business and there are unused areas of land that can be utilised. Site is classed as Brownfield land.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	Site is currently a patio business with IWR/T present. Potential to use this operation.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting,	8	The site is an existing patio business in a remote location. The open nature of a HRC and the scale of associated MRF/WTS and LR buildings have potential to affect this setting. Design of any waste							

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
townscape setting, tranquillity and sense of remoteness of the countryside.		development facility will be a key consideration.	Yellow	Yellow	Yellow				
2. To prevent the creation of unacceptable visual impacts.	8	Potential for any waste development to have a visual impact because the site is in a remote location. Potential for MRF/WTS and LR to have a significant adverse visual impact due to the size and height of associated structures. HRC has potential to have and an impact due to outdoor nature of operations. Any waste development should make use of existing screening. Views from residential properties and the nearby PROW to the west of the site will need to be considered. Design and location of any facilities on the site will be important considerations.	Yellow	Orange	Orange				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Light Green	Light Green	Light Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to policies WCS2 and WCS3.	Light Green	Light Green	Light Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate	5	Access to the site is via a C-class road which is approximately 300 meters from the A365 (part of the Wiltshire HGV Route Network). The C-class access road includes a bridge over the Kennet and Avon Canal which may require strengthening to cope with additional waste related traffic. HRC is an unsuitable waste use at this site because of the potential	Red	Yellow	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ⁵⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁵⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
associated vehicle movements.		implications of queuing traffic on the unsuitable access road. This option should be removed from further consideration.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site does not involve travel through residential areas.									
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is not located on a Source Protection Zone or Aquifer. No adverse impact.									

Additional comments & recommendations/further information required:

HRC should be removed from consideration because it is unlikely that the current road infrastructure would be unable to cope with the associated traffic.

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on the Kennet and Avon Canal County Wildlife Site, protected or notable species/habitats;
- **Human health and amenity** – potential impacts on noise levels affecting nearby receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby residential area and PROW;
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes) levels affecting nearby receptors.

Site details

Site name:	Hampton Business Park (part of), Melksham		Date of appraisal:	02.06.2009
Site reference:	Inset map 18 (I&O report 2006)		Appraised by:	JM/AJ
Area:	West		Size of site (ha):	7.2 ha
Nearest settlement(s):	Melksham		Land owner (if known):	
OS grid reference:	E 390638	N 161900	Site operator (if applicable):	
Current use:	Greenfield		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is a business park.

HRC has not been appraised because there is an operational HRC on Bowerhill Industrial Estate which is adjacent to this site.

Potential for MRF/WTS, LR and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Hampton Business Park, Melksham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	✓	The site abuts the Bowerhill Industrial Estate and is approximately 50 meters east of the Hampton Park West Business Park (separated by the A350). Housing lies approximately 420 meters west and east of the site. Recreational uses (sports ground and golf course) surround the site. Potential for IWR/T and composting at this site to increase atmospheric pollution (dust, odour, spores) which could impact human health. Potential for these development types to also conflict with existing uses on the nearby industrial estates. Remove these waste development options from further consideration.	

Hampton Business Park, Melksham

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		✓		Part of the site is located on recreational space and a sports ground however relocation of these facilities is possible. A golf course borders the northern boundary of the site.
Land Use								
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		✓		Site is allocated for E1New Employment Land (including classes B1, B2 and B8) in the West Wiltshire District Local Plan. The site abuts an existing industrial estate (Bowerhill) and is separated from another area of E1 land (Hampton Park West Business Park) which has been developed for B1, B2 and B8 uses.
Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		✓		No. The site is not located in the Green Belt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		✓		No. Site conforms.

Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		✓	No. Site is located on a Minor Aquifer of Low Vulnerability. Groundwater assessment may be required.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		✓	No. Site is in Flood Zone 1.

Additional comments & recommendations:

IWR/T and Composting should be excluded from further assessment on the grounds of impacts to human health because the site is in close proximity to existing employment uses and recreational spaces.

Part of the site covers an existing sports ground and this would need to be replaced as part of any development.

Site appraisal should be carried forward for MRF/WTS, LR and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are no sites of international, national, regional and local importance in proximity to the site. No adverse impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.							
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable	6	No priority habitats identified in proximity to the site however because the site is currently a Greenfield site allocated in the West Wiltshire Local Plan for employment use a survey may be required to							

³ Please refer to Appendix H for details.

⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Hampton Business Park, Melksham

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
ecological value.		investigate presence of and potential impacts on BAP habitats. The Kennet and Avon Canal is approximately 650 meters to the south of the site and may be an issue in terms of ecology. Ecological survey required to confirm the level of impact.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	The site is currently a Greenfield site and impacts on vulnerable habitats and species is unknown. Potential impact on green corridors and hedgerows. Ecological survey required to confirm the level of impact.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated for E1New Employment Land (including classes B1, B2 and B8) in the West Wilts District Local Plan.								
Historic Environment & Cultural Heritage										
1. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁵ .	9	There are no sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site abuts the Bowerhill Industrial Estate and is approximately 50 meters east of the Hampton Park West Business Park (separated by the A350). Housing lies approximately 420 meters west and east of the site. Recreational uses (sports ground and golf course) surround the site. The site is on Greenfield land and any development at this location will need to consider the cumulative impacts of other								

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		activities operating in proximity to the site. Potential for MRF/WTS, LR and waste treatment to increase noise and traffic movements and contribute to increased atmospheric pollution. However because these types of facilities tend to be housed indoors impacts are not deemed to be significant in terms of impacts to human health.									
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is Greenfield land and a tree survey may be required to establish presence of protected trees.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for increased noise and vibration as a result of increased traffic and/or machinery. However because the site is in between two industrial estates, and is adjacent to the A350, impacts are unlikely to be significant. Any cumulative impacts resulting from other activities in proximity to the site will also need to be considered.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of fumes as a result of increased traffic. Potential for waste treatment to also increase the level of dust and odour depending on the type of technology. Impacts on receptors working on the nearby industrial estates and cumulative impacts from nearby activities will need to be considered. Air quality survey required.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The in-door nature of facilities being considered at this site means that potential for increased nuisance is unlikely to be significantly adverse (unless it involves outdoor stock piling). Any cumulative impacts resulting from other activities in proximity to the site will also need to be considered.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic movements as part of operations thereby increasing atmospheric pollution levels which are likely to affect air quality. Potential for waste treatment facility to also release emissions as part of operations. Cumulative impacts from nearby activities will also need to be considered.									
7. To avoid loss of public footpaths	1	PROW cuts through the centre of the site and impacts on this will									

Hampton Business Park, Melksham

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
and public rights of way.		depend of the location of any waste facility within the site. Limited loss or temporary diversion may occur.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Part of the site is located on recreational space and a sports ground. A golf course borders the northern boundary of the site. Any development will need to consider relocation of and impacts on existing recreational facilities.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 3 agricultural land. However the site is an allocated employment area and therefore this grading does not apply. No adverse impacts.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land at the site is allocated for E1New Employment Land (including classes B1, B2 and B8) in the West Wilts District Local Plan. The site is adjacent to an existing industrial estate (Bowerhill) and is separated from another area of E1 land which has been developed for B1, B2 and B8 uses. Waste development is compatible with this allocation.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is allocated employment land.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	N/A. No existing waste management facilities on site.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site separates two industrial estates and is adjacent to the A350 so buildings associated with MRF/WTS and LR facilities at this location are unlikely to affect the existing setting. Potential for waste treatment facility (depending on technology and scale and size of building) to have a limited adverse impact of the landscape character. Scale and design of any facility will be a key consideration. Landscape								

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		character assessment may be required.							
2. To prevent the creation of unacceptable visual impacts.	8	Main views onto the site will be from moving traffic along the A350 which means that visual impacts are unlikely to be significant if buildings are sensitive to the local setting. Design of any waste facility will need to consider occupiers and visitors to the nearby industrial estates, residents living to the west and east of the site and views from the nearby PROW. Potential for waste treatment facility (depending on technology and scale and size of building) to have a significant visual impact. Greater potential for MRF/WTS and LR facilities to blend in with the existing structure on the site. Landscape character assessment may be required.							
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Housing lies approximately 420 meters west and east of the site.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site has direct access off the A350 which is part of the Wiltshire HGV Route Network and has the potential for a secondary access off the existing industrial estate (A365 part of the Wiltshire HGV Route Network) to the east of the site (Bowerhill). The A350 is a known congestion hot-spot and therefore a Transport Assessment will be required to access capacity issues. Grading reflects the fact that the site has direct access to the Wiltshire HGV Route Network and does							

Hampton Business Park, Melksham

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		not necessarily reflect congestion and capacity concerns. Further assessment required.		Yellow	Yellow			Yellow	
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The site has two potential access points which both connect to the Wiltshire HGV Route Network. As a result, access would not be through residential and/or sensitive land uses.		Green	Green			Green	
3. To promote transportation of waste materials by rail or water wherever possible.	5	Kennet and Avon canal is approximately 650 meters to the south of the site however there is no feasible opportunity available to transport waste via this means.		Orange	Orange			Orange	
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.		Blue	Blue			Blue	
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located on a Minor Aquifer of Low Vulnerability. Kennet and Avon canal is approximately 650 meters to the south of the site. Potential for waste treatment facility to produce contaminants which may impact groundwater and surface water quality. Hydrological survey may be required to investigate any potential impacts from development.		Yellow	Yellow			Orange	

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS, LR and Waste Treatment.

Part of the site covers an existing sports ground and this would need to be replaced as part of any development.

Detailed assessments required for:

- **Ecology** – potential impacts on protected or notable species/habitats/trees;
- **Landscape and visual** – potential impacts of built structures (especially waste treatment facility) on existing setting and views onto the site from the surrounding area and PROW;
- **Transport** – capacity and congestion issues (A350/A365);
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes) and noise levels affecting nearby residential, industrial and recreational areas including potential loss or temporary diversion of PROW.

Site details

Site name:	West Wilts Trading Estate		Date of appraisal:	01.06.09
Site reference:	Map 19 (I and O report 2006)		Appraised by:	AJ, MC
Area:	West		Size of site (ha):	68.1 ha
Nearest settlement(s):	Westbury		Land owner (if known):	Legal and General
OS grid reference:	E 385862	N 152853	Site operator (if applicable):	Various
Current use:	Industrial Estate		Existing waste uses on the site?	Small scale waste uses

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for HRC, MRF/WTS, LR and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No, although the eastern boundary of the site is approximately 1.1km from the boundary of Picket Wood and Clanger Wood SSSI and any potential impacts on this designation will need to be

⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

West Wilts Trading Estate, Westbury

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
								considered further.	
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No, although areas of ancient woodland lie approximately 1 km to the north east of the site and 0.8km to the west. Any potential impacts on these designations will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No, although there is a SAM in the centre of the site and two SAMs are situated approximately 0.6 km to the south west of the site. Any potential impacts on these designations will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	✓	The site is an established industrial estate. Potential for IWR/T and composting at this site to increase atmospheric pollution (dust, odour, spores) which could impact human health. Potential for these development types to also conflict with existing uses on the industrial estate. Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓			✓	No. The site is not on a playing field.	

West Wilts Trading Estate, Westbury

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		✓	The site is allocated as an E1/E2 Employment Policy Area in the West Wilts Local Plan.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		✓	No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		✓	No. Site conforms.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		✓	No. Site overlies a Minor Aquifer of Low Vulnerability. Groundwater assessment may be required.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p></p>	<p>✓</p>	<p>The south west boundary of the site is adjacent to Flood Zone 3 (Biss Brook) and part of the western area of the site lies in Flood Zone 2. Flood risk assessment may be required. Development would need to mitigate against any adverse impacts.</p>
--	---	----------	----------	----------	---------	----------	---

Additional comments & recommendations:

IWR/T and Composting should be excluded from further assessment on the grounds of impacts to human health.

Site appraisal should be carried forward for HRC, MRF/WTS, LR and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	There are several County Wildlife Sites within 1 km of the site and the eastern boundary of the site is approximately 1.1 km from the boundary of Picket Wood and Clanger Wood SSSI. The Blue Circle Cement Works RIGS is approximately 1.6 km to the east of the site. Potential for waste development to increase the level of noise and traffic (particularly HRC and waste treatment) and release emissions as part of operations (waste treatment) resulting in increased atmospheric pollution which may affect habitats in these designations. MRF/WTS and LR facilities tend to generate fewer transport movements and are housed indoors. This means that impacts are unlikely to be significant but should still be investigated. Cumulative impacts of activities already in operation at the site will need to be considered.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Areas of ancient woodland lie approximately 1 km to the north east of the site and 0.8 km to the west. Distance between the site and the woodland and the fact that the site is already an established business							

⁸ Please refer to Appendix H for details.

⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		park means that impacts are unlikely. Site is an existing industrial estate and presence of aged or veteran trees unlikely. No adverse impact.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.									
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected and notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Nearest priority habitat is approximately 900 meters west and east of the site. It is unlikely that an increase in the level of lighting and noise pollution as a result of waste development would reach and disturb these habitats. No adverse impact.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established industrial estate and any waste development is likely to replace an existing unit. Impact to green corridors and hedgerows is unlikely. No adverse impact.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	South West Nature Area is approximately 0.8 km to the east and 0.3 km to the west of the site. Due to the fact that the site is in an existing industrial estate it is unlikely that development could contribute to the maintenance and expansion of the Nature Map. No adverse impact.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated as employment land in West Wilts District Local Plan (B1, B2 and B8).									
Historic Environment & Cultural Heritage											
2. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	There is a SAM in the centre of the industrial estate and two SAMs are situated approximately 0.6 km to the south west of the site. Potential for waste development to increase noise and atmospheric pollution									

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
heritage importance and preserve their setting ¹⁰ .		as a result of increased traffic movements and operations and affect the setting of the SAM on the site. Archaeological survey will be required to investigate potential impacts.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is on an existing industrial estate. Residential housing is within 100 meters south east of the site. Impacts on people working on/visiting the industrial estate and impacts on residents living in proximity to the site will need to be considered. Waste development is likely to replace an existing unit on the industrial estate. Potential for HRC and waste treatment facility to significantly increase the volume of traffic in the area and increase noise and atmospheric pollution levels which could impact existing users on the industrial estate and the surrounding area. MRF/WTS likely to have a limited impact on increased traffic and associated noise because their operations may be larger than existing facilities operating on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Any development would need to consider the cumulative impacts of existing activities on the site.	Orange	Yellow	Blue	Black	Black	Orange	Black
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.	Light Green	Light Green	Light Green	Black	Black	Light Green	Black
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for HRC and waste treatment facilities to significantly increase the level of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate. Potential for MRF/WTS to have a limited adverse impact on the level of noise and vibrations due to increased traffic	Orange	Yellow	Blue	Black	Black	Orange	Black

¹⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		and operations. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on residents south east of the site, including impacts on people working on and visiting the industrial estate will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and waste treatment facility to significantly increase the level of fumes as a result of increased traffic and increase dust as a result of operations (especially if outdoor stock-piling is used as part of waste treatment operations). Potential for MRF/WTS to increase the level of traffic and increase the level of fumes on the industrial estate. LR is likely to have less of an impact because associated traffic movements are fewer. MRF/WTS and LR tend to be housed indoors and therefore impacts associated with odour and dust is unlikely to be significant. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey required.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for HRC to have a significant impact due to outdoor nature of operations. The in-door nature of MRF/WTS, LR and waste treatment facilities means that impacts are unlikely to be adverse (unless it involves outdoor stock piling). No adverse impacts. Any cumulative impacts resulting from other activities on the site will also need to be considered.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Waste development is likely to replace an existing unit on the industrial estate. Potential for HRC and waste treatment facility to significantly increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). Potential for MRF/WTS to slightly increase the level of traffic over existing levels due to scale of operations. LR facilities tend to be small scale facilities and transport movements generated as part of operations are unlikely to exceed existing levels within the industrial estate. No							

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		adverse impacts.	Orange	Yellow	Blue			Orange	
7. To avoid loss of public footpaths and public rights of way.	1	No PROW is present on site. No adverse impact.	Blue	Blue	Blue			Blue	
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A nightclub is located on the industrial estate however this mainly operates at night and is therefore unlikely to conflict with the operational hours of a waste development. No adverse impact.	Blue	Blue	Blue			Blue	
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on an industrial estate and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue			Blue	
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated as an E1/E2 Employment Policy Area in the West Wilts Local Plan.	Blue	Blue	Blue			Blue	
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate.	Green	Green	Green			Green	
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue			Blue	
5. To seek to better utilise existing waste management facilities.	4	No large scale waste management activities currently existing in the area and limited scope for utilising existing facilities.	Orange	Orange	Orange			Orange	
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is on an existing industrial estate. Waste development at the site is likely to replace an existing unit. LR facility is likely to fit in with existing buildings and is unlikely to affect the existing setting of the industrial estate; no adverse impact. MRF/WTS buildings can be larger in scale and may have a limited adverse impact on the setting. The open nature of HRC may also impact the current setting depending on how well the operation would be screened from the rest of the	Yellow	Yellow	Blue			Orange	

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		industrial estate. Potential for waste treatment facility to have a significant impact on the setting to due scale and height of potential structure. Design of any treatment facilities would be a key consideration.	Yellow	Yellow	Blue			Orange	
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. Scale of LR building is likely to fit in with existing uses on the industrial estate and therefore is unlikely to have a visual impact. Open nature of a HRC poses a limited visual impact. MRF/WTS facility also poses a limited visual impact due to size and height of buildings. Potential for waste treatment facility to have a significant adverse visual impact depending on the type of technology and size and scale of associated structure. Views from nearby residential areas to the south east of the site will need to be considered.	Blue	Yellow	Blue			Orange	
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.	Green	Green	Green			Green	
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.	Green	Green	Green			Green	
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Residential housing is within 100 meters south east of the site. Any waste treatment facility would need to take this into consideration.	Blue	Blue	Blue			Yellow	
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.	Blue	Blue	Blue			Blue	
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the	5	Access to the site is via the B3097 which is approximately 420 meters from the A350 (part of the Wiltshire HGV Route Network). Internal access roads within the industrial estate are narrow in some places and constricted by parked cars. Potential to remedy this issue through	Yellow	Yellow	Yellow			Yellow	

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
benefits of inter-connecting the transport network to accommodate associated vehicle movements.		minor infrastructure improvements.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not be through residential areas/sensitive land uses.	Green	Green	Green	Black	Black	Green	Black
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line is approximately 500 meters south east of the site but there is no feasible opportunity to use this as a means to transport waste.	Orange	Orange	Orange	Black	Black	Orange	Black
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The south west boundary of the site is adjacent to Flood Zone 3 (Biss Brook) and part of the western area of the site lies in Flood Zone 2. The Environment Agency will need to be consulted on surface water issues and any development will need to ensure against flood risk. Flood risk assessment may be required. Impacts will depend upon the location of waste development within the industrial estate. Impacts are unlikely to be adverse if development replaces an existing unit on the estate.	Yellow	Yellow	Yellow	Black	Black	Yellow	Black
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is partially located on a Minor Aquifer of Low Vulnerability and waste development types will need to ensure against groundwater contamination. Potential for waste treatment facility to produce contaminants which may impact groundwater and surface water quality.	Yellow	Yellow	Yellow	Black	Black	Orange	Black

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS, LR, IWR/T and Waste Treatment.

Detailed assessments required for:

- **Ecology** – potential impacts on nearby County Wildlife Sites, Picket Wood and Clanger Wood SSSI, Blue Circle Cement Works RIGS, ancient woodland, protected and notable species/habitat;
- **Cultural Heritage** – potential impacts on the SAM in the centre of the site;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise levels affecting existing uses on the trading estate and residential housing south east of the site;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from residential area to the south east;
- **Transport and access arrangements**;
- **Flooding and groundwater issues**.

Site details

Site name:	Northacre Trading Estate	Date of appraisal:	01.6.2009
Site reference:	Inset Map 20 (I&O report 2006)	Appraised by:	AJ, MC
Area:	West	Size of site (ha):	43 ha
Nearest settlement(s):	Westbury	Land owner (if known):	Prospect land
OS grid reference:	E 385385 N 152136	Site operator (if applicable):	Various
Current use:	Trading estate	Existing waste uses on the site?	Site permitted for MBT (Treatment) plant and HRC

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

HRC has not been appraised because the site has planning permission for a HRC as part of the permission for an MBT plant.

Potential for MRF/WTS, LR and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No, although Salisbury Plain SAC/SPA is approximately 3.5 km south east of the site and any potential impacts on this designation will need to be considered further.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No, although Westbury Ironstone SSSI is approximately 800 meters south west of the site and any potential impacts on this designation will need to be considered further.

¹¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Northacre Trading Estate, Westbury

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No, although areas of ancient woodland are approximately 1.1 km west of the site and 1.8 km north east. Any potential impacts on this designation will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although there are three SAMs within 300 meters north and south west of the site and any potential impacts on these will need to be considered further.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	✓	The site is an industrial estate containing vacant plots of land which abuts the West Wilts Trading Estate. A dairy plant is located on the site and any waste development would need to be sensitive to this operation. Residential housing abuts the eastern tip of the site. Potential for IWR/T and composting at this site to increase atmospheric pollution (dust, odour, spores) which could impact human health. Potential for these development types to also conflict with existing uses on the industrial estate (in particular the dairy plant). Remove these waste development options from further consideration.	

Northacre Trading Estate, Westbury

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		✓		No. The site is not on a playing field.
Land Use								
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		✓		The site is allocated as a New Employment Land Allocation (E1) and part Employment Policy Area (E2) in the West Wiltshire Local Plan. Any waste development would need to fit in accordingly.
Landscape, Townscape & Visual								
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		✓		No. The site is not located in the Greenbelt.
Locational								
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		✓		No. Site conforms.
Water Environment								
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		✓		Site is partially located on a Minor Aquifer of Intermediate Vulnerability. Groundwater assessment may be required.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		✓	✓		✓		<p>The western boundary of the site is in Flood Zone 2 and 3 . Flood risk assessment may be required. Development would need to mitigate against any adverse impacts.</p>
--	---	--	---	---	--	---	--	---

Additional comments & recommendations:

Any potential uses on the site would need to consider proximity of the site to ancient woodland, SAMs, residents and the dairy plant.

The site is designated for employment land allocation within the West Wiltshire District Local Plan and any waste development would need to be compatible with this allocation.

The site is partially located on a minor aquifer of intermediate vulnerability and the western boundary of the site is in Flood Zone 3. Any development would need to ensure against flood risk.

Site appraisal should be carried forward for MRF/WTS, LR and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Salisbury Plain SAC/SPA is approximately 3.5 km south east of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. Distance between the site and the SAC means that impacts are not deemed to be significantly adverse. Although project level HRA may still be required. There are approximately eight SSSI sites within about 4 km of the site. The closest is Westbury Ironstone SSSI which is approximately 800 meters south west of the site. There are approximately seven County Wildlife Sites within 1 km of the site. Potential for waste treatment facility to increase the level of noise and							

¹³ Please refer to Appendix H for details.

¹⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		traffic and release emissions as part of operations resulting in increased atmospheric pollution which may affect habitats in these designations. MRF/WTS and LR facilities in comparison tend to generate fewer transport movements and are generally housed indoors meaning impacts on nearby habitats are unlikely to be adverse. Cumulative impacts of activities already in operation on the site and adjacent industrial estate will need to be considered.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Areas of ancient woodland are approximately 1.1 km west of the site and 1.8 km north east. Distance between the site and the woodland and the fact that the site is already an industrial estate means that impacts are unlikely. Site is a trading estate and presence of aged or veteran trees is unlikely. No adverse impact.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impacts.								
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected and notable species have been recorded in the vicinity of the site and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Nearest priority habitat is approximately 350 meters south west of the site and is separated from the site by a railway line. Other priority habitats are over 500 meters from the site. It is unlikely that an increase in the level of lighting and noise pollution as a result of waste development would reach and disturb these habitats. No adverse impact.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate containing vacant plots of land. Potential impact to green corridors and hedgerows is likely. Ecological survey may be required.								
7. To maintain and expand the Strategic Nature Areas that are	6	South West Nature Area (woodland habitat) is approximately 0.5km west of the site. Due to the fact that the site is in an existing industrial								

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
identified in the South West Nature Map.		estate it is unlikely that development could contribute to the maintenance and expansion of the Nature Map. No adverse impact.							
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Designated as New Employment Land Allocation (E1) and part Employment Policy Area (E2) in the West Wilts District Local Plan – both allocations support the inclusion of industry with appropriate buffering and access and if they do not adversely impact on the current, and surrounding, uses associated with the site.							
Historic Environment & Cultural Heritage									
3. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ¹⁵ .	9	Two SAMs are approximately 150 meters west of the site and one is approximately 250 meters north east of the site in the West Wilts Trading Estate. Potential for waste development to increase noise and atmospheric pollution as a result of increased traffic movements and operations which may affect the setting of the SAM on the site. Archaeological survey may be required to investigate potential impacts.							
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing industrial estate which contains vacant plots of land and abuts the West Wilts Trading Estate. Residential housing abuts the eastern tip of the site. Impacts on people working on/visiting the industrial estate and impacts on residents living in proximity to the site will need to be considered. Potential for waste treatment facility to significantly increase the volume of traffic in the area and increase noise and atmospheric pollution levels which could impact existing users on the industrial estate (particularly the dairy plant) and the surrounding area. MRF/WTS and LR likely to have a limited impact on increased traffic and associated noise because operations may be an additional use rather than a replacement use on the industrial estate due to vacant							

¹⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		plots of land. Any development would need to consider the cumulative impacts of existing activities on or near to the site.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate containing vacant plots of land. Tree survey may be required to confirm presence of protected trees.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development to be an additional use rather than a replacement use on the industrial estate due to vacant plots of land. Potential for waste treatment facility to significantly increase the level of noise and vibration. Potential for MRF/WTS and LR to have a limited adverse impact on the level of noise and vibrations due to increased traffic and operations. Impacts on residents abutting the eastern tip of the site, including impacts on people working on and visiting the industrial estate will need to be considered.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste treatment facility to significantly increase the level of fumes as a result of increased traffic and increase dust as a result of operations (especially if outdoor stock-piling is used as part of waste treatment operations). Potential for MRF/WTS and LR to increase the level of traffic and increase the level of fumes on the industrial estate because waste development is likely to be an additional use rather than a replacement use on the industrial estate due to vacant plots of land on the site. MRF/WTS and LR tend to be housed indoors and therefore impacts associated with odour and dust is unlikely to be significant. Any cumulative impacts resulting from other activities on or near to the site will also need to be considered. Air quality survey required.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The in-door nature of MRF/WTS, LR and waste treatment facilities means that impacts are unlikely to be adverse (unless it involves outdoor stock piling). No adverse impacts. Any cumulative impacts resulting from other activities on the site will also need to be considered.								

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste treatment facility to significantly increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). Potential for MRF/WTS and LR to increase the level of traffic over existing levels because waste development is likely to be an additional use rather than a replacement use on the industrial estate due to vacant plots of land on the site.		Yellow	Yellow			Orange	
7. To avoid loss of public footpaths and public rights of way.	1	A PROW runs along the western boundary of the site but does impinge on the site. No adverse impact.		Blue	Blue			Blue	
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No facilities in proximity to the site. No adverse impact.		Blue	Blue			Blue	
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 3 agricultural land but is an industrial estate and therefore this grading does not apply. No adverse impact.		Blue	Blue			Blue	
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is designated as New Employment Land Allocation (E1) and part Employment Policy Area (E2) in the West Wiltshire District Local Plan. Both allocations support the inclusion of industry with appropriate buffering and access and if they do not adversely impact on the current, and surrounding, uses associated with the site. Site is adjacent to the designated Westbury Rail Freight Facility. Waste development is compatible with these allocations.		Blue	Blue			Blue	
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate.		Light Green	Light Green			Light Green	
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue			Blue	
5. To seek to better utilise existing	4	N/A. No existing waste management facilities on site.		Blue	Blue			Blue	

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
waste management facilities.									
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The existing site is characterised by industrial units and some of these (particularly the dairy plant) are large in scale. Potential for any waste development to affect the existing setting because development is likely to be an additional use rather than a replacement use on the industrial estate due to vacant plots of land. Potential for waste treatment facility to have a significant impact on the setting due scale and height of associated structure. MRF/WTS and LR buildings tend to be smaller in scale and may have a limited adverse impact on the setting. Design of any treatment facilities would be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with any existing buildings and also make the best use of vacant plots of land. Potential for waste treatment facility to have a significant adverse visual impact depending on the type of technology and size and scale of associated structure. MRF/WTS and LR likely to have less of a visual impact because associated structures are not as imposing by comparison. Views from residential areas abutting the eastern edge of the site will need to be considered.							
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Residential housing abuts the eastern tip of the site. Any waste treatment facility would need to take this into consideration.							
3. To avoid locating composting	2, 3 & 11	N/A.							

Northacre Trading Estate, Westbury

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
facilities in close proximity to concentrations of population.									
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Access to the site is via the West Wilts Industrial Estate which has access to the B3097 and is approximately 420 meters from the A350 (part of the Wiltshire HGV Route Network). Internal access roads within the industrial estate are narrow in some places and constricted by parked cars. Potential to remedy this issue through minor infrastructure improvements.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not be through residential areas/sensitive land uses.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line is approximately 250 meters south east of the site but there is no feasible opportunity to use this as a means to transport waste.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The western boundary of the site is in Flood Zone 2 and 3 (Biss Brook). The Environment Agency will need to be consulted on surface water issues and any development will need to ensure against flood risk. Flood risk assessment may be required. Impacts will depend upon the location of waste development within the industrial estate.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is partially located on a Minor Aquifers of Intermediate and Low Vulnerability and waste development types will need to ensure against groundwater contamination. Potential for waste treatment facility to produce contaminants which may impact groundwater and surface water quality.							

Additional comments & recommendations/further information required:

Waste development will need to ensure that waste uses on the site would not have a detrimental impact on current operations within the industrial estate, or on the surrounding residential areas and landscape character. Historically, problems have been experienced with the existing dairy plant and issues of waste uses affecting local air quality. Any potential development would need to provide sound evidence that air quality would be unaffected.

Site potentially suitable for MRF/WTS, LR, and Waste Treatment.

Detailed assessments required for:

- **Ecology** – potential impacts on Salisbury Plain SAC/SPA, nearby SSSIs, County Wildlife Sites, protected and notable species/habitats;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and nuisance levels affecting existing uses on the industrial estate and surrounding receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area and PROW.

Other issues to be considered at the planning application stage:

- **Cultural heritage** – potential impacts on SAMs within 250 meters of the site;
- **Transport and access arrangements**;
- **Flooding and groundwater issues**.

Site details

Site name:	Lafarge Cement Works, Westbury		Date of appraisal:	16/11/2009
Site reference:	Inset Map 21 (I&O Report 2006)		Appraised by:	JM
Area:	West		Size of site (ha):	24.4 ha
Nearest settlement(s):	Westbury		Land owner (if known):	Lafarge
OS grid reference:	E 388728	N 152733	Site operator (if applicable):	Lafarge
Current use:	Cement Works		Existing waste uses on the site?	Permission for WTS although not operational (former landfill)

Potential allocation:
<p>It was announced in February 2009 that manufacturing operations at the cement plant would be mothballed due to the economic climate. However, the plant continues to operate as a depot, with the option of receiving cement by both rail and road to serve customers in the South-West.</p> <p>Potential for HRC, MRF/WTS, LR, IWR/T, Composting, Waste Treatment and associated landfill of any residual waste from the treatment process.</p>

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓	✓	The Salisbury plain SAC/SPA is approximately 2 km south east of the site and any potential impacts on this site will need to be considered further.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓	✓	Bratton Downs SSSI (south east), Picket Wood and Clanger Wood SSSI (north west) and Salisbury Plain SSSI (south) are within 2 km of the site. Any potential impacts on these sites will need to be

¹⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Lafarge Cement Works, Westbury

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
									considered further.
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	✓	Picket Wood and Clanger Wood SSSI (approximately 1.3 km to the north west of the site) contains ancient and semi-natural woodland and ancient replanted woodland. Any potential impacts on this site will need to be considered further.
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in proximity to this site.
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	✓	A number of SAMs are located south east of the site in close proximity to the Bratton Downs SSSI and Salisbury Plain SSSI (both designations are within 2 km of the site). Any potential impacts on the SAMs will need to be considered further.
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	✓	✓	✓	✓	No, although there are farms and other properties within 200 meters of the site which means that sensitive location of waste facilities will need to be a key consideration.
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓	✓	✓	✓	✓	No. The site is not situated on a playing field.

Lafarge Cement Works, Westbury

Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓	✓	✓	✓	✓	No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓	✓	✓	✓	✓	No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓	✓	✓	✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓	✓	✓	✓	✓	No. The site is not located in the Green Belt.
Locational									
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓	✓	✓	✓	✓	No. Site conforms.
Water Environment									
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓	✓	✓	✓	✓	Site is partially on a minor aquifer of intermediate vulnerability. Hydrological survey required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓	✓	✓	✓	✓	The clay pit and eastern corner of the site are in Flood Zones 3 and 2. Flood risk assessment required and any waste development would need to ensure against flood risk.

Additional comments & recommendations:

Site considered suitable for all waste uses subject to sensitive setting of buildings and associated machinery.

Site appraisal should be carried forward for HRC, MRF/WTS, LR, IWR/T, Composting, Waste Treatment and Landfill.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Salisbury plain SSSI/SAC/SPA is approximately 2 km south east of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. Bratton Downs SSSI (south east) and Picket Wood and Clanger Wood SSSI (north west) are also within 2 km of the site. There are several other Wildlife Sites south and north of the site. The same conclusions regarding significance of effects can be applied to these nationally and locally designated sites. Nevertheless, it must be demonstrated that avoidance and mitigation measures are robust and capable of being implemented. Ecological survey may be required.							

¹⁸ Please refer to Appendix H for details.

¹⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	Picket Wood and Clanger Wood SSSI (approximately 1.3 km to the north west of the site) contains ancient and semi-natural woodland and ancient replanted woodland. Presence of aged or veteran trees is unknown. Increased atmospheric pollution, albeit not significant (see above) may have an impact. Air quality survey required. Physical harm/loss not considered likely.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	The Salisbury Plain SPA is approximately 2 km south east of the site and a key interest feature of the SPA is the Stone Curlew. The HRA assessment identifies that significant adverse impacts for this species are most likely to arise from disturbance, noise and light in proximity to nesting and feeding sites and that these impacts need to be direct, (i.e. resulting from location within or directly next to the SPA). The distance between the SPA and the site means that impacts are unlikely to be significant. Some protected species (e.g. bats and badgers) have also been recorded in proximity to the site. Ecological survey required. Landfill of existing clay pit offers an opportunity for potential enhancement to protected or notable species through restoration and has therefore been graded differently to other waste development types.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	There are a number of priority habitats within 2 km north and south of the site. Site is a cement plant however due to the large number of designations in proximity to the site a survey will be required to establish impacts on BAP habitats. Potential for any waste development type to increase the level of lighting and noise pollution and disturb habitats. Landfill offers potential opportunities to maximise biodiversity gain, through the restoration of the existing clay pit.								
6. To ensure that waste management development aims to reduce and	6	Survey of existing green corridors and hedgerows which border the plant site required. Landfill in the current clay pit offers a potential								

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
buffer the impacts of climate change on vulnerable habitats and species.		opportunity to create or enhance green corridors and hedgerows, resulting in net gain in wildlife corridors, through restoration.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map.	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.	Green	Green	Green	Green	Green	Green	Green
Historic Environment & Cultural Heritage									
4. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁰ .	9	There are a number of SAMs located south east of the site in close proximity to the Bratton Downs SSSI and Salisbury Plain SSSI/SAC/SPA (both designations are within 2 km of the site). Distance between the site and the SAMs mean that impacts are unlikely to be significantly adverse.	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Farms and other properties are within 200 meters of the site. Potential for waste development types to increase traffic and noise levels (all), increase levels of dust (IWR/T), increase odour, release emissions and contaminants (composting, waste treatment, landfill) and generate litter and attract vermin (composting, landfill) which could have a significant impact on people living/working in proximity to the site. LR likely to have the least impact due to indoor nature and smaller scale operations. Sensitive location of waste facilities will be an important factor as the level of impacts will vary depending on the type and location of waste development within the site. Assessments for noise, odour and air quality required.	Orange	Orange	Yellow	Orange	Orange	Orange	Orange
2. To avoid the loss or damage to	6	Site is a cement plant and therefore there are unlikely to be any	Green	Green	Green	Green	Green	Green	Green

²⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
protected trees/groups of protected trees.		protected trees present.									
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase noise and vibration as a result of increased traffic (particularly HRC, MRF/WTS, waste treatment and landfill) and/or machinery (particularly IWR/T and landfill) which may impact properties within 200 meters of the site. LR and composting likely to have less of an impact due to fewer transport movements and the indoor nature of operations (LR only). Any adverse impacts on residents in close proximity to the site will need to be avoided and sufficiently mitigated against.									
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for waste development types to increase level of odour (composting, treatment and landfill), dust (HRC and IWR/T) and fume levels (all types but particularly HRC due to large volumes of queuing traffic) as a result of operations and an increase in traffic which may impact properties within 200 meters of the site. An outdoor composting facility will require a 250 meter buffer from dwellings or other occupied areas and therefore sensitive setting of waste developments will be necessary.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for landfill to significantly increase the level of nuisance due to operations. Potential for HRC, IWR/T and Composting to also increase the level of nuisance because these are outdoor operations. MRF/WTS, LR and waste treatment are unlikely to increase the level of nuisance because these are generally housed indoors.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC, IWR/T and landfill to greatly increase the level of traffic and/or dust and therefore increase atmospheric pollution. Potential for composting, waste treatment and landfill to also increase odour, release emissions and contaminants into the atmosphere. MRF/WTS and LR also have potential to increase the level of traffic and atmospheric pollution but dust and emissions are less of an issue due the type of operations and the fact that these mainly take place									

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading									
			R				C	T	L			
			HRC	MRF / WTS	LR	IWR/T						
		indoors.										
7. To avoid loss of public footpaths and public rights of way.	1	A PROW crosses the access between the clay pit and the plant site and is therefore only likely to be affected if the clay pit is landfilled (hence why this use has been graded a different colour). Several other PROWs run along field boundaries north of the site but are unlikely to be affected by development on the site. No adverse impacts.										
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Present employee amenity facilities (fishing site, golf club and bowling green) are adjacent to the south of the site but are separated from the site by the railway line. Impacts upon recreational areas such as the Westbury White Horse will also need to be considered. The level of impact will be influenced by the location of a waste facility within the site however impacts are unlikely to be adverse bearing in mind previous uses of the site.										
Land Use												
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is a cement plant and therefore this grading is not applicable. No adverse impacts.										
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not on allocated land.										
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is a cement plant and any additional development would take place on Brownfield sites.										
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site is permitted for clay extraction.										
5. To seek to better utilise existing waste management facilities.	4	No waste management facilities present at current time, although there is permission for a WTS on part of the site that has not been implemented.										

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Waste development types could replace existing cement works buildings (and associated stack) with ones that are more sensitive to the surrounding setting and restore the clay pit through associated landfilling of residual waste from any treatment activities. Opportunities to enhance the character and local distinctiveness of the landscape and townscape setting. Landscape assessment required.							
2. To prevent the creation of unacceptable visual impacts.	8	Surrounding topography means that views onto the site from higher ground are extensive. However, existing uses on the site mean that waste development types are likely to integrate with existing landform. Potential opportunities available to replace the existing cement works buildings (and associated stack) with ones that are more sensitive to the surrounding setting. No adverse impact. Landscape assessment required.							
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Potential for waste treatment to generate contaminants, release emissions, increase traffic, noise, odour and nuisance levels which may increase atmospheric and other pollution levels and affect surrounding receptors. Sensitive setting of any waste treatment facility within the site will be a key consideration. Closest concentration of population is approximately 1.1km to the south west of the site so significant impacts considered unlikely.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Farms and other properties are within 200 meters of the site which means that sensitive location of an outdoor composting facility will be an important factor.							

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site benefits from existing access and haul road from the A350 (part of the HGV Route Network). Adequacy of the existing access and capacity of the A350 to accommodate waste related traffic will need to be assessed. Improvements to existing infrastructure may be required for certain waste developments. Transport assessment required.	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Existing access and haul road off the A350 is next to residential properties. Any potential impacts (see previous sections) on these properties as a result of increased traffic will need to be considered.	Orange	Orange	Orange	Orange	Orange	Orange	Orange
3. To promote transportation of waste materials by rail or water wherever possible.	5	The cement works includes an established rail link adjacent to the site. Opportunities to utilise this link available.	Green	Green	Green	Green	Green	Green	Green
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The clay pit and eastern corner of the site are in Flood Zones 3 and 2. Any landfill development would need to ensure that there would be no adverse impact on flood risk. Sensitive setting of other waste development types can ensure against flood risk. No adverse impacts.	Blue	Blue	Blue	Blue	Blue	Blue	Yellow
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is partially on a minor aquifer of intermediate vulnerability and waste development types will need to ensure against groundwater contamination. Potential for a composting, waste treatment and landfill to produce contaminants which may impact groundwater and surface water quality.	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS, LR, IWR/T, Composting, Waste Treatment and associated landfill.

Sensitive setting of buildings within the site will be a key consideration (especially relevant to the location of outdoor composting facilities).

Landscape issues associated with any significant built structures will be a key consideration.

Detailed assessments required for:

- **Ecology** – potential impacts on the Salisbury Plain SSSI/SAC/SPA, Bratton Downs SSSI, Picket Wood and Clanger Wood SSSI, County Wildlife Sites, ancient woodland, protected and notable species/habitats in proximity to the site;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting farms, residential properties and amenity facilities in proximity to the site;
- **Landscape and visual** – potential impacts on existing landscape setting and views onto the site from recreational areas such as Westbury White Horse, nearby properties and PROWs;
- **Transport and access arrangements** – adequacy of existing access and capacity of the A350; potential to use the existing rail link;
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting farms, residential properties and amenity facilities in proximity to the site.

Site details

Site name:	Bowerhill Industrial Estate		Date of appraisal:	02.06.2009
Site reference:	Inset map 52 (I&O report 2006)		Appraised by:	JM/AJ/MC
Area:	West		Size of site (ha):	32.4 ha
Nearest settlement(s):	Melksham		Land owner (if known):	Various
OS grid reference:	E 391000	N 162045	Site operator (if applicable):	N/A
Current use:	Industrial Estate		Existing waste uses on the site?	HRC and Skip Hire

Potential allocation:

Landfill has not been considered because the site is an established industrial estate.

HRC has not been considered because there is already an operational HRC on the site.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

²¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

²² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Bowerhill Industrial Estate, Melksham

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	Bowerhill residential area abuts the eastern boundary of the industrial estate. Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the industrial estate. Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No, however a sports ground and golf course borders the western part of the site and impacts on these will need to be considered. New recreation space to the north of the site is allocated in the West Wilts Local Plan.	

Bowerhill Industrial Estate, Melksham

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		The site is allocated as an E1/E2 Employment Policy Area in the West Wiltshire Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		No. Site is partially located on a Minor Aquifer of Low Vulnerability. Groundwater assessment may be required.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

Composting, IWR/T and Waste Treatment facilities should be excluded from further assessment because the eastern boundary of the site borders a large residential area and these facilities have the potential to cause significant adverse impacts to human health.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Kennet and Avon Canal County Wildlife Site is approximately 800 meters south of the site. Conigre Mead WWT Reserve, Melksham and the Bristol Avon River County Wildlife Site is approximately 1.5 km north west of the site. The site is an existing industrial estate and it is likely that waste development would replace an existing use on the estate. Therefore it is unlikely that MRF/WTS and LR facilities would increase noise, traffic and atmospheric pollution beyond existing levels and disturb these designations/habitats living in these designations. No adverse impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or	6	A number of protected or notable species have been recorded in the vicinity of the site (Great Crested Newts, Water Voles, Badgers,							

²³ Please refer to Appendix H for details.

²⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Bowerhill Industrial Estate, Melksham

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
notable species.		and Bats) and there is potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Protected species survey may be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is identified approximately 950 meters south east of the site and is separated from the site by the Kennet and Avon Canal. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these species. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and although hedgerows are present on the site as part of the site aesthetics it is unlikely that they would be affected by waste development. No adverse impact.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated as employment land in the West Wiltshire District Local Plan (B1, B2 and B8) and the industrial estate currently occupies uses ranging from small scale businesses to large distribution, storage and other industrial uses. There are some existing waste uses including a Household Recycling Centre.								
Historic Environment & Cultural Heritage										
5. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁵ .	9	There are no sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								

²⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Residential properties (Bowerhill) abut the eastern boundary of the site. The site is on an existing industrial estate and therefore any waste development at this location is unlikely to cause a significant increase in existing impacts. MRF/WTS is likely to have a limited impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the industrial estate). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Potential impacts on residents to the east of the site and recreational uses to the west will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential and commercial areas will need to be considered however mitigation is considered achievable.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The indoor nature of MRF/WTS and LR facilities means that impacts on nuisance levels are unlikely to be adverse (unless outdoor stock-piling is required as part of operations).							
6. To minimise any potential	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric							

Bowerhill Industrial Estate, Melksham

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
detrimental effects to air quality.		pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.		Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	There are two PROWs running from the centre of the industrial estate to the road that separates the industrial estate and housing estate to the east of the site. Impacts on these PROWs will depend of the location of the waste facility within the industrial estate. These PROWs are part of the internal road network of the industrial estate and is unlikely to be affected by waste development. No adverse impact.		Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	A sports ground and golf course borders the western part of the site and impacts on these will need to be considered. New recreation space to the north of the site is allocated in the West Wilts Local Plan. Any development will need to consider relocation of and impacts on existing recreational facilities.		Yellow	Yellow				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 3 agricultural land. However the site is an allocated employment area and therefore this grading does not apply. No adverse impacts.		Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The site is allocated as an E1/E2 Employment Policy Area in the West Wilts Local Plan. Waste development is compatible with this allocation. No adverse impact.		Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an industrial estate.		Green	Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	There are three waste facilities currently on the site however there is limited scope to use these.		Yellow	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the scale of a MRF/WTS facility has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Scale and design of any treatment facilities would be a key consideration.		Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. Scale of LR building is likely to fit in with existing uses on the industrial estate and therefore is unlikely to have a visual impact. MRF/WTS facility likely to cause a greater impact due to size and height of buildings. Views from nearby residential areas will need to be considered.		Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	The site is not in the Green Belt.		Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.		Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue				
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the	5	Site has direct access to HGV Route network and PRN (A365/A350) and therefore the infrastructure required for a waste facility is already in place. The A350 has capacity issues and this will need to be considered in more detail. Transport assessment required.		Yellow	Yellow				

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
transport network to accommodate associated vehicle movements.										
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access would not be through residential area and/or sensitive land uses.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in flood zone 1. No adverse impact.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is partially located on a Minor Aquifer of Low Vulnerability. Groundwater assessment may be required.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on protected or notable species;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the industrial estate;
- **Transport** – potential impacts on the A350.

Other issues to be considered at the planning application stage:

- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area and PROWs;
- **Groundwater issues.**

Site details

Site name:	Canal Road Industrial Estate		Date of appraisal:	12.05.2009
Site reference:	Inset map 53 (I&O report 2006)		Appraised by:	JM, AJ, MC
Area:	West		Size of site (ha):	35.2 ha
Nearest settlement(s):	Trowbridge		Land owner (if known):	Various
OS grid reference:	E 385743	N 159419	Site operator (if applicable):	N/A
Current use:	Mixed B1 and B8 use		Existing waste uses on the site?	HRC, scrap yard

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

HRC has not been appraised because there is already an operational HRC on the site.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓	No. There are no nationally designated sites in close proximity to this site.	

²⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Canal Road Industrial Estate, Trowbridge

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No, although Trowbridge General Cemetery is approximately 65 meters to the south east of the site and any potential impacts on this will need to be considered.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	Housing surrounds the site on three sides (north, east and south). Potential for IWR/T, composting and treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site and using/working on the industrial estate. Potential for these development types to also conflict with existing uses on the industrial estate. Remove these waste development options from further consideration.	

Canal Road Industrial Estate, Trowbridge

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No however several playing fields surround the site and there is an area of new recreational space allocated in the West Wiltshire Local Plan approximately 135 meters to the east of the site. Any potential impacts on these will need to be considered.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		Land is allocated for employment uses and is allocated as an E2 Employment Area in the West Wiltshire Local Plan. There is an area of land to the north and north west of the site allocated for new housing (H7).
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.

Canal Road Industrial Estate, Trowbridge

Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		No. The site is not on a Source Protection Zone or within a ground water vulnerability area.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓		A small tributary runs through the north of the site and this is within Flood Zone 3. Flood risk assessment may be required. Development would need to mitigate against any adverse impacts.

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be excluded from further assessment on the grounds of impacts to human health due to existing uses on the industrial estate and proximity to residential areas which border the site.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Kennet and Avon Canal County Wildlife Site borders the north western boundary of the site. Potential for MRF/WTS and LR facilities to increase noise, traffic and atmospheric pollution which may disturb habitats living in the adjacent Wildlife Site. The Bristol Avon River County Wildlife Site and the Great Bradford Wood County Wildlife Site are approximately 700 meters and 1 km north west of the site respectively but are separated from the site by a railway line.		Yellow	Yellow				
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland within 1 km of the site. Site is an industrial estate and presence of aged or veteran trees is unlikely. No adverse impact.		Blue	Blue				
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.		Blue	Blue				
4. To avoid development that would impact on populations of protected or notable species.	6	A number of protected or notable species have been recorded in the vicinity of the site (Grass Snakes and Water Voles) and there is potential for any waste development type to increase the level of		Yellow	Yellow				

²⁸ Please refer to Appendix H for details.

²⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Canal Road Industrial Estate, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		lighting and noise pollution and disturb these species. Protected species survey may be required.		Yellow	Yellow				
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is identified approximately 1 km north west of the site and is separated from the site by the River Avon, the Kennet and Avon Canal and a railway line. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.		Blue	Blue				
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and although hedgerows are present on the site as part of the site aesthetics it is unlikely that they would be affected by waste development. No adverse impact.		Blue	Blue				
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.		Blue	Blue				
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Land is allocated for employment uses and is allocated as an E2 Employment Area in West Wilts Local Plan.		Yellow	Yellow				
Historic Environment & Cultural Heritage									
6. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁰ .	9	A SAM is located approximately 1.1 km east of the site and 1.4 km north west of the site. Trowbridge General Cemetery is approximately 65 meters south east of the site. Potential for waste development to increase noise and atmospheric pollution as a result of increased traffic movements and operations however because the site is an existing industrial estate impacts and waste development is likely to replace an existing unit on the site impacts are unlikely to exceed existing levels. No adverse impacts.		Blue	Blue				

³⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Canal Road Industrial Estate, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Housing surrounds the site on three sides (north, east and south). The site is on an existing industrial estate and therefore any waste development at this location is unlikely to cause a significant increase in existing impacts. MRF/WTS is likely to have a limited impact on increased traffic and atmospheric pollution due to scale of operations (which may be larger than existing facilities operating on the industrial estate). LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a developed industrial estate and the presence of protected trees/groups of protected trees is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate. Potential for MRF/WTS to increase levels of noise and vibration due to the scale of operations in comparison to existing uses operating on the industrial estate. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Potential impacts on residents to the east of the site and recreational uses to the west will need to be considered.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase fume levels as a result of an increase in traffic. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact. Impacts on nearby residential and commercial areas will need to be considered however mitigation is considered achievable.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The indoor nature of MRF/WTS and LR facilities means that an increase in nuisance levels is unlikely. No adverse impacts.							
6. To minimise any potential	1 & 12	Potential for MRF/WTS to increase the level of traffic and atmospheric							

Canal Road Industrial Estate, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
detrimental effects to air quality.		pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations). The small scale nature of a LR facility means that impacts are unlikely to be adverse.		Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	A PROW runs through the site but is part of the integral road system of the industrial estate. It is unlikely that the PROW will be affected by waste development. No adverse impacts.		Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No tourist or recreational facilities present although existing playing fields surround the site and there is an area of new recreational space allocated in the West Wiltshire Local Plan to the east of the site. The site is an existing industrial estate and it is unlikely that waste development will increase existing levels of impact. No adverse impact.		Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is a mixture of agricultural uses (urban, grade 3, grade 4) however site is a developed industrial estate and therefore this grading does not apply. No adverse impacts.		Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land is allocated for employment uses and is allocated as an E2 Employment Area in the West Wiltshire Local Plan. Waste development is compatible with this allocation. There is also an area of land to the north and north west of the site allocated for new housing (H7). However waste development is likely to replace an existing unit on the industrial estate and therefore is unlikely to impact this housing allocation. No adverse impact.		Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is an industrial estate.		Green	Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.		Blue	Blue				
5. To seek to better utilise existing	4	The site contains a HRC and scrap yard however there is no scope to		Orange	Orange				

Canal Road Industrial Estate, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
waste management facilities.		expand these sites.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the scale of a MRF/WTS facility has potential to affect this setting. A LR facility is smaller in scale and is therefore unlikely to have an adverse impact. Scale and design of any treatment facilities would be a key consideration. Proximity of the site to housing and cemetery means that the design of any waste facility would be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. Scale of LR building is likely to fit in with existing uses on the industrial estate and therefore is unlikely to have a visual impact. MRF/WTS facility likely to cause a greater impact due to size and height of buildings. Views from nearby residential areas will need to be considered.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the	5	The site is an industrial estate and benefits from existing infrastructure. Site is approximately 2 km from the A361 which is part of the Wiltshire HGV Route Network. Access to the A361 involves travel along smaller c-class roads. Transport Assessment may be required to access the								

Canal Road Industrial Estate, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
benefits of inter-connecting the transport network to accommodate associated vehicle movements.		capacity of existing roads.		Yellow	Yellow					
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Housing surrounds the industrial estate on three sides (north, east and south) and there is potential for travel through residential areas.		Orange	Orange					
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.		Orange	Orange					
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	A small tributary runs through the north of the site and this is within Flood Zone 3. Any development would need to ensure against flood risk. Flood risk assessment may be required.		Yellow	Yellow					
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The site is not on a Source Protection Zone or within a Ground Water Vulnerability area however potential contamination from previous uses will need to be considered. No adverse impact providing there are no contamination issues.		Blue	Blue					

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR facility.

Key issues relate to impacts on current/future occupiers of the industrial estate, impacts on future housing development, traffic and access through residential areas.

Detailed assessments required for:

- **Ecology** – potential impacts on the Kennet and Avon Canal County Wildlife Site, Bristol Avon River County Wildlife Site, Great Bradford Wood County Wildlife Site, protected and notable species;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the industrial estate and other surrounding receptors;
- **Transport and access arrangements.**

Other issues to be considered at the planning application stage:

- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby residential areas and PROWs;
- **Flooding and groundwater issues.**

Site details

Site name:	West Ashton Employment Allocation		Date of appraisal:	12.05.2009
Site reference:	Inset map 54 (I&O report 2006)		Appraised by:	JM, AJ, MC
Area:	West		Size of site (ha):	12 ha
Nearest settlement(s):	Trowbridge		Land owner (if known):	Persimmon Homes
OS grid reference:	E 386937	N 157270	Site operator (if applicable):	N/A
Current use:	Greenfield (Employment Allocation)		Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is allocated employment land.

The site is allocated in the West Wiltshire Local Plan for employment purposes (outline planning permission granted in 1998) and this will affect the type of waste management facility suitable at the site. The allocation includes a 30 metre wide heavily landscaped buffer strip around the site.

HRC has not been appraised because there is already a HRC in operation in Trowbridge.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

³¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

³² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

West Ashton Employment Allocation, Trowbridge

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	There are areas of ancient woodland between 0.3 km and 0.6 km to the south east and east of the site and any potential impacts on these designations will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	Housing estates are west and north of the site. Potential for IWR/T, composting and waste treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site. The site is allocated employment land and there is potential for any waste development to conflict with future uses on the site. Remove these waste development options from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓				No. The site is not on a playing field.	

West Ashton Employment Allocation, Trowbridge

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		Land is allocated for employment uses in the West Wiltshire Local Plan however waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Part of the north eastern corner of the site is on a Minor Aquifer of High Vulnerability. Groundwater assessment may be required.

West Ashton Employment Allocation, Trowbridge

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		<p>✓</p>	<p>✓</p>		<p>The northern and north eastern boundaries of the site border Flood Zone 3 and some of the northern part of the site are in Flood Zone 2. Flood risk assessment may be required. Development would need to mitigate against any adverse impacts.</p>
--	---	--	----------	----------	--	--

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment are excluded on the grounds of potential impacts to human health.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Green Lane and Biss Wood Wildlife Sites are located approximately 0.6 km to the east of the employment allocation. Both are recognised for their breeding bat colonies of international importance. Biss Meadows Country Park County Wildlife Site lies approximately 20 meters to the west of the site on the opposite side of West Ashton Road and is situated between existing housing developments. Potential for MRF/WTS and LR facilities to increase noise, traffic and atmospheric pollution which may disturb habitats living in the adjacent Wildlife Site. However, the West Wiltshire Local Plan indicates that the site has no adverse implications for the interests of nature conservation. Taking the cautionary approach, the impacts in this assessment have been graded as limited. Ecological survey may be required.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	There are areas of ancient woodland between 0.3 km and 0.6 km to the south east and east of the site. Potential for an increase in atmospheric pollution via an increase in traffic to affect tree growth.							

³³ Please refer to Appendix H for details.

³⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

West Ashton Employment Allocation, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		However the West Wiltshire Local Plan indicates that the site has no adverse implications for this woodland. Taking the cautionary approach the impacts in this assessment have been graded as limited. Tree survey may be required to establish presence of aged or veteran trees.									
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.									
4. To avoid development that would impact on populations of protected or notable species.	6	The site is currently undeveloped and a survey for protected or notable species including water voles would be required due to the presence of a stream that borders the northern part of the site. Protected species (Bats) have also been identified in Green Lane and Biss Wood Wildlife Sites. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Ecological survey will be required.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Priority habitat is identified approximately 550 meters and 1.6 km south east of the site. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	The employment allocation includes a 30 metre wide heavily landscaped buffer strip around the site; development of this site offers a potential opportunity to create or enhance hedgerows or green corridors.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	The site is identified on the south west nature map as an area of potential woodland. However the site is an employment land allocation and therefore this grading does not apply. No adverse impact.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is allocated for general employment in the West Wiltshire Local Plan (Policy E1).									

West Ashton Employment Allocation, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Historic Environment & Cultural Heritage										
7. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁵ .	9	There are no sites, areas or structures of international, national and local historic and cultural heritage importance in proximity to the site. No adverse impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Site is an employment allocation and waste development would be part of an industrial estate/business park. Potential for MRF/WTS and LR to have a limited adverse impact on increased traffic and associated noise Impacts on people working on or visiting the industrial/business estate once it is built and impacts on residents in the housing to the north and west of the site need to be considered. Impacts will need to be sufficiently mitigated or avoided against e.g. vehicle movements would need to be controlled so as not to be considerably more than they would already be on site. The cumulative impact of other activities operating on the industrial estate will need to be a key consideration. Scale of facility has been identified as a key factor in determining suitable uses.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is allocated employment land and therefore presence of tree preservation orders is unlikely however is not guaranteed.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for MRF/WTS to increase the level of noise and vibration as a result of increased traffic. Impacts on the housing estates north and west of the site will need to be considered. Cumulative impacts from nearby activities will also need to be considered.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS and LR to increase dust and fume levels as a result of operations (e.g. outdoor stock-piling) and an increase in traffic which may affect the surrounding area. Scale of facility has								

³⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

West Ashton Employment Allocation, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		been identified as a key factor in determining suitable uses.							
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The indoor nature of MRF/WTS and LR facilities means that operations are unlikely to increase the level of nuisance (unless operations involve outdoor stock-piling). No adverse impact.							
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS and LR to increase the level of traffic and atmospheric pollution. Dust is less of an issue due to operations mainly taking place indoors (unless outdoor stock piling is required as part of operations).							
7. To avoid loss of public footpaths and public rights of way.	1	A PROW runs directly through the site and borders two boundaries of the site. Potential for limited loss or temporary diversion.							
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No tourist or recreational facilities present on site. An area of housing separates Trowbridge Rugby Club from the site but because of the distance impacts on this as a result of waste development are unlikely.							
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on Grade 4 Agricultural Land however it is an employment land allocation and waste development will only occur once this allocation has been built. No adverse impacts.							
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land is allocated for employment uses in the West Wiltshire Local Plan (E1). Waste development is compatible with this allocation. No adverse impact.							
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is allocated employment land. Grade indicates that waste facility will only be built once the site has been developed as an industrial/business estate.							
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.							
5. To seek to better utilise existing waste management facilities.	4	No existing facilities present. No adverse impacts.							

West Ashton Employment Allocation, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is in proximity to housing estates and is allocated employment land. A waste management facility will only be built on the site once it has been developed as an employment allocation and therefore a waste facility on its own is unlikely to have a significant adverse impact on the setting because the setting would be part of an industrial estate/ business park. The scale of a MRF/WTS has potential to have a limited adverse impact on the setting. A LR facility, in comparison, is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation.		Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	Scale, design and location of any waste facility will be a key factor in determining suitable uses. Adequate screening will be required to protect views onto the site from nearby housing, PROW and the A350 which is on elevated land to the south and south east of the site. Potential for MRF/WTS to have a visual impact due to the scale of built structure involved. A LR facility, in comparison, is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation.		Yellow	Yellow				
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.		Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.		Green	Green				
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.		Blue	Blue				

West Ashton Employment Allocation, Trowbridge

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site is approximately 1km from the A350 which is part of the Wiltshire HGV Route Network. The site is currently accessed via a national speed limit C-class road with no turning lane. Infrastructure improvements are expected to be delivered as part of the employment allocation construction however this is yet to be confirmed.		Yellow	Yellow				
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site would not involve direct travel through residential areas however residential homes border the site and may be affected by waste related traffic.		Yellow	Yellow				
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.		Orange	Orange				
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	The north and north east boundaries of the site border Flood Zone 3 and some of the northern parts of the site are in Flood Zone 2. Flood risk assessment may be required and development would need to mitigate against any adverse impacts.		Yellow	Yellow				
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Part of the north eastern corner of the site is on a Minor Aquifer of High Vulnerability. Groundwater assessment may be required. Site is not located within a Source Protection Zone.		Yellow	Yellow				

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Scale, design and location of waste development types will be a major factor when accommodating facilities alongside other uses on the site.

Detailed assessments required for:

- **Ecology** – potential impacts on County Wildlife Sites in proximity to the site, ancient woodland, protected or notable species/habitats;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from nearby housing, PROW and the A350 which is on elevated land to the south and south east of the site;
- **Transport and access arrangements;**
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the industrial/business park (once built) and potential impacts on people living in housing estates to the north and west of the site.

Site details

Site name:	Warminster Business Park		Date of appraisal:	05.11.09
Site reference:	Inset Map 56 (I&O Report 2006)		Appraised by:	AJ/MC/JM
Area:	West		Size of site (ha):	23 ha
Nearest settlement(s):	Warminster		Land owner (if known):	
OS grid reference:	E 386700	N 146000	Site operator (if applicable):	Various
Current use:	Business Park		Existing waste uses on the site?	HRC

Potential allocation:

Landfill has not been appraised because the site is an established business park.

HRC has not been appraised because there is already an operational HRC on the site.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓			Salisbury Plain SAC/SPA is approximately 2.3 km north east of the site. The River Avon System SAC is approximately 2 km south east. Any potential impacts on these designations will need to be considered further.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓			There are 9 SSSIs within 3.5 km of the site and any potential impacts on these designations will need to be considered further.

³⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

³⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Warminster Business Park, Warminster

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	There are areas of ancient woodland approximately 360 meters west, 1.7 km north west and 2.6 km south east of the site and any potential impacts on these areas will need to be considered further.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage in close proximity to the site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage in close proximity to the site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	X	X	X	Residential properties abut the southern corner of the site and are approximately 70 meters east, 30 meters west and 270 meters north west of the site. Potential for IWR/T, composting and waste treatment at this site to significantly increase the level of dust, odour and release spores and emissions into the atmosphere which may pose significant human health impacts to people living in proximity to the site. The site is an established business park and there is potential for any waste development to conflict with existing uses on the site. Remove these waste development options from further consideration.	

Warminster Business Park, Warminster

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓		No. The site is not on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		Land is allocated as an E2 Employment Area in West Wilts Local Plan. Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		No. Site is not located in an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		Site is located within Source Protection Zone 2 and is on a Major Aquifer of High Vulnerability. Groundwater assessment may be required.

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		<p>✓</p>	<p>✓</p>		<p>A river runs along the eastern boundary of the site and consequently this area of the site is within Flood Zone 2 and 3. Flood risk assessment may be required. Development would need to mitigate against any adverse impacts.</p>
--	---	--	----------	----------	--	--

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be excluded from further assessment on the grounds of impacts to human health because of potential impacts on people working on/visiting the existing business park and because the site is in proximity to residential areas.

Site appraisal should be carried forward for MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Salisbury Plain SAC/SPA is approximately 2.3 km north east of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. Distance between the site and the SAC means that impacts are not deemed to be significantly adverse. The River Avon System SAC/SSSI/County Wildlife Site is approximately 2 km south east. Potential for waste development types to increase levels of traffic and increase atmospheric pollution which may affect the water quality of the SAC and/or habitats in the SSSI and County Wildlife Site. Impacts of potential contaminants and changes to hydrology will need to be considered in relation to proximity to the							

³⁸ Please refer to Appendix H for details.

³⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		River Avon SAC for all waste development types. MRF/WTS and LR facilities tend to be housed indoors and therefore impacts such as dust are unlikely to occur. Any cumulative impacts resulting from other activities on the industrial estate affecting the SAC will also need to be considered. Project level HRA may be required. There are 9 SSSIs within 3.5km of the site and impacts on these and nearby County Wildlife Sites (e.g. Norridge Wood (360 meters west), Coldharbour Meadows (465 meters south), Warminster Verge (300 meters east) and Arn Hill (430 meters east)) will also need to be considered.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	There are areas of ancient woodland approximately 360 meters west, 1.7 km north west and 2.6 km south east of the site. Direct loss is unlikely. Potential for an increase in atmospheric pollution via an increase in traffic to affect tree growth. However because the site is an existing business park and these areas are separated from the site by roads, (A36 and B3414 and housing impacts are unlikely to be significant.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	Protected species such as Grass Snakes, Water Voles, Bats and Badgers have been recorded in the area. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. Ecological survey will be required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Nearest priority habitat is identified approximately 520 meters east of the site. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an established business park however it contains vacant plots of land and because a number of species and habitats have been recorded in the vicinity there is potential for limited adverse impact to green corridors and hedgerows.								

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Land is allocated for employment uses and is allocated as an E2 Employment Area in West Wilts Local Plan.									
Historic Environment & Cultural Heritage											
8. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ⁴⁰ .	9	The site is within an area of archaeological interest (as allocated in the West Wiltshire Local Plan). There is a SAM (Bowl Barrow on Arn Hill Down) approximately 800 meters to the east. The site is also 370 meters north of the Warminster Conservation Area. Construction of any waste facility may have a knock on effect, for instance by increasing traffic travelling through the conservation area. It is necessary to bear in mind that the site is an established business park and waste development is likely to replace an existing use with similar impacts. Potential for MRF/WTS to increase the levels of traffic operating on the site and increase the level of dust, noise and fumes which may affect the SAM or conservation area. LR facilities tend to be smaller in scale and therefore impacts are unlikely to be greater than existing ones occurring on the industrial estate; no adverse impact.									
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	Residential properties abut the southern corner of the site and are approximately 70 meters east, 30 meters west and 270 meters north west of the site. The site is on an established business park and therefore any waste development at this location is unlikely to cause a significant increase in existing impacts. Impacts on people working									

⁴⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		on/visiting the business park, impacts on residents living in the housing estates in proximity to the site and impacts on the tennis courts/playing field opposite the site will need to be considered. Potential for MRF/WTS to increase the levels of traffic operating in the site and increase the level of dust, noise and fumes which may affect the conservation area. LR facilities tend to be smaller in scale and therefore impacts are unlikely to be greater than existing ones occurring on the business park; no adverse impact.		Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an established business park and presence of protected trees is unlikely.		Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for MRF/WTS to increase noise and vibration as a result of an increase in traffic and operations. LR is unlikely to exacerbate existing traffic movements in the business park so long as operations are indoors with noise mitigation. Impacts on nearby residents will need to be considered. Sensitive location of any facility on the site would be required. Any cumulative impacts resulting from other activities on the site will also need to be considered.		Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for MRF/WTS to increase the level of fumes as a result of increased traffic and increase dust as a result of operations however impacts are unlikely to be significant because these facilities tend to be housed indoors. LR facilities are also housed indoors and due to the smaller nature of operations are unlikely to exacerbate existing traffic movements in the industrial estate. Scale and location of facility within the business park has been identified as a key factor in determining suitable uses. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey may be required.		Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	The in-door nature of MRF/WTS and LR facilities means that impacts are unlikely to be significantly adverse (unless they involve outdoor stock piling). No adverse impacts.		Blue	Blue				

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for MRF/WTS to increase the level of traffic and release emissions as part of operations thereby increasing atmospheric pollution levels. However, impacts are unlikely to be significant because these facilities tend to be housed indoors. LR facilities are also housed indoors and are unlikely to exacerbate existing traffic movements in the industrial estate. Any cumulative impacts resulting from other activities on the site will also need to be considered. Air quality survey may be required.		Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	PROWs run along the edges of fields which surround the site. A PROW runs through the site however it runs along the length of an internal road within the business park and therefore it is unlikely to be affected by a waste facility. No adverse impact.		Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	No tourist or recreational facilities are present on the site. Tennis courts and a playing field are opposite the site and there is an area of recreation space defined in the West Wiltshire Local Plan south of the site. Open access land surrounds the site. The site is an existing business park and it is unlikely that waste development at the site would affect these facilities. No adverse impacts.		Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is on grade 2 and 3 agricultural land however because it is an established business park this grading does not apply. No adverse impact.		Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land is allocated for employment uses and is allocated as an E2 Employment Area in the West Wiltshire Local Plan. Waste development is compatible with this allocation. No adverse impact.		Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an established business park and there are good opportunities to re-use existing derelict buildings/plots.		Light Green	Light Green				
4. To locate inert waste recycling	2 & 5	N/A.		Blue	Blue				

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
facilities within operating quarries.										
5. To seek to better utilise existing waste management facilities.	4	The site contains a HRC however there is limited scope to expand this site.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is on an established business park and waste development at this location is unlikely to significantly affect the existing setting. Proximity of the site to housing and leisure facilities means that the design of any waste facility would be a key consideration. The site is west of a Special Landscape Area however the South West draft RSS is phasing this designation out and this designation is becoming less important. The scale of a MRF/WTS has potential to have a limited adverse impact on the setting. A LR facility, in comparison, is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation.								
2. To prevent the creation of unacceptable visual impacts.	8	Scale, design and location of any waste facility will be a key factor in determining suitable uses. Adequate screening will be required to protect views onto the site from nearby housing, PROW and the B3414 which is the main access route into the site. Potential for MRF/WTS to have a visual impact due to the scale of built structure involved. A LR facility, in comparison, is smaller in scale and is therefore unlikely to have an adverse impact because any associated building would fit in with existing ones on the allocation.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from waste facilities in close proximity to	2, 3 & 11	N/A.								

Discretionary Objectives	Relevant SA Objective[s] ³⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
concentrations of population.										
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	Site is accessed via the B3414 which is approximately 0.7 km to the A350 or A36 which are both part of the Wiltshire HGV Route Network. Warminster is subject to weight restrictions and as a result, traffic and access issues alongside the suitability of the A350 and A36 to accommodate associated waste traffic will need to be discussed with Transport Specialists. Transport Assessment may be required.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access to the site may involve partial travel through residential areas/sensitive land uses depending on routes taken. Potential for impacts on surrounding areas as residential homes are in close proximity to the business park. Parts of Warminster town centre are subject to weight limits which will restrict the movements of waste related traffic.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway track runs north east of the site however scope to use this as a means to transport waste materials is extremely limited.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	A river runs along the eastern boundary of the site and this area of the site is within Flood Zone 2 and 3. Flood risk assessment may be required and development would need to ensure against any adverse impacts.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is located within Source Protection Zone 2 and is on a Major Aquifer of High Vulnerability. Groundwater assessment may be required. The site is an existing business park and there is potential for contamination from past activities.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on the Salisbury Plain SAC/SPA, the River Avon System SAC/SSSI/County Wildlife Site, ancient woodland, protected species (grass snakes, water voles, bats and badgers) and habitats;
- **Cultural heritage** – potential impacts on the nearby SAM and other archaeological discoveries in the area;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the business park and surrounding properties;
- **Transport and access arrangements** – access from the B3414, capacity of A350/A36 and implications of Warminster weight limit restrictions;
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding housing, PROW and the B3414.

Site details

Site name:	Chitterne Waste Management Facility		Date of appraisal:	30.10.2009
Site reference:	Inset Map 57 (I&O Report 2006)		Appraised by:	JM
Area:	West		Size of site (ha):	15.5 ha
Nearest settlement(s):	Chitterne		Land owner (if known):	J Harley
OS grid reference:	E 396846	N 143421	Site operator (if applicable):	J Harley
Current use:	Greenfield adjacent to Inert landfill		Existing waste uses on the site?	Yes

Potential allocation:

Landfill has not been appraised because there is an existing permission on the site.

HRC has not been appraised because the site is in a remote area.

Potential for local scale MRF/WTS, LR, IWR/T (in association with landfill inputs), Composting and Waste Treatment (such as in-vessel composting or anaerobic digestion).

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁴¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁴² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓		Salisbury Plain SPA/SAC is approximately 1.3 km north of the site and any potential impacts on this designation will need further consideration.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓		Salisbury Plain SSSI is approximately 1.3 km north of the site and any potential impacts on this site will need further consideration.

⁴¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

⁴² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Chitterne Waste Management Facility, Chitterne

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	No. There is no ancient woodland in proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	There are 9 SAMs within a 2 km radius of the site. Any potential impacts on these designations will need further consideration.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓	✓	No. There are no sensitive receptors in proximity to the site.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓	✓	No. The site is not situated on a playing field.	
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓	✓	No. There are no other uses allocated to this site in other plans.	

Chitterne Waste Management Facility, Chitterne

Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓	✓	✓	The Cranborne Chase and West Wiltshire Downs AONB is approximately 1.2 km south west of the site and any potential impacts on this designation will need further consideration.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓	✓	✓	
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓	✓	✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓	✓	✓	Site is located just outside of the 16 km areas of Trowbridge and Salisbury. As a result, only local scale uses may be considered at the site.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓	✓	✓	Site is located over a Major Aquifer of High Vulnerability. Hydrological survey required to investigate any potential impacts from development.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓	✓	✓	No. Site is in Flood Zone 1.

Additional comments & recommendations:

Site appraisal should be carried forward for local scale MRF/WTS, LR, IWR/T (in association with landfill inputs), Composting and Waste Treatment (such as in-vessel composting or anaerobic digestion).

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Salisbury Plain SPA/SAC/SSSI is approximately 1.3 km north of the site. The Minerals and Waste Habitats Regulations Assessment (HRA) identifies that significant effects are most likely to be significant when they occur either directly within the SAC or at close range (500 meters). The HRA recognises that waste development could potentially increase atmospheric pollution levels (dust and emissions) through increases in traffic, leading to a deterioration of habitat at the internationally designated site, but describes these as not being significant. Nevertheless, it must be demonstrated that avoidance and mitigation measures are robust and capable of being implemented.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Potential for aged or veteran trees as the site is Greenfield. Increased atmospheric pollution, albeit not significant (see above) may have an impact. Air quality survey required.							
3. To consider the effect of	1 & 6	No community forest in proximity to the site. No adverse impact.							

⁴³ Please refer to Appendix H for details.

⁴⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Chitterne Waste Management Facility, Chitterne

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
development on community forest.										
4. To avoid development that would impact on populations of protected or notable species.	6	The Salisbury Plain SPA is approximately 1.3 km north of the site and a key interest feature of the SPA is the Stone Curlew. The HRA assessment identifies that significant adverse impacts for this species are most likely to arise from disturbance, noise and light in proximity to nesting and feeding sites and that these impacts need to be direct, (i.e. resulting from location within or directly next to the SPA). The distance between the SPA and the site means that impacts are unlikely to be significant. Some protected species have also been recorded in proximity to the site. Ecological survey required.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is Greenfield and there are a number of priority habitats within 2.5 km of the site. Ecological survey required.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is Greenfield and therefore may cause limited damage to green corridors and hedgerows. Possibility to incorporate these features into the landscaping of any facility. Survey of existing green corridors and hedgerows required.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is identified as an area of potential Chalk Downland in the South West Nature map. Development of this area would lead to loss of part of this designation.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1land.								
Historic Environment & Cultural Heritage										
9. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve	9	There are 9 SAMs within a 2 km radius of the site. Potential for waste development types to increase levels of traffic which may increase noise and/or dust and impact the setting on the SAMs. Archaeological survey may be required to confirm the level of								

Chitterne Waste Management Facility, Chitterne

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
their setting ⁴⁵ .		impact.								
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Site is remote therefore impacts are unlikely to be significantly adverse. Nearest properties and concentrations of population are 0.8 km and 1.5 km east respectively. Potential for all waste development types to increase traffic and therefore atmospheric pollution. Potential for IWR/T to also increase the level of dust and for composting and waste treatment (depending on technology) to increase odour and emissions. Cumulative effects of adjacent inert landfill will need to be taken into consideration.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is Greenfield and may contain protected trees/groups of trees. A tree survey will be required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste development types to increase noise and vibration as a result of increased traffic (MRF/WTS and waste treatment) and/or machinery (IWR/T) which may impact the surrounding area. LR and composting unlikely to have an adverse impact due to fewer transport movements and the indoor nature of operations (LR only). Cumulative effects of adjacent inert landfill will need to be taken into consideration.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Site is remote therefore impacts are unlikely to be significantly adverse. Potential for waste development types to increase level of odour (composting and waste treatment), dust (IWR/T) and fume levels (all) as a result of operations and an increase in traffic which may impact the surrounding area. Transport and air quality assessments will be required to assess the impact on proposed transport routes and surrounding area.								

⁴⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Chitterne Waste Management Facility, Chitterne

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
		Cumulative effects of adjacent inert landfill will need to be taken into consideration.									
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Site is remote therefore impacts are unlikely to be significant. Potential for IWR/T and composting to increase the level of nuisance because these are outdoor operations. Less potential for MRF/WTS, LR and waste treatment to increase the level of nuisance because these are generally housed indoors.									
6. To minimise any potential detrimental effects to air quality.	1 & 12	Site is remote therefore impacts are unlikely to be significant. Potential for IWR/T to increase the level of dust and therefore increase atmospheric pollution. Potential for composting and waste treatment to increase odour, release emissions and contaminants into the atmosphere. Less potential for MRF/WTS and LR to affect air quality because these are generally housed indoors.									
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. No adverse impacts.									
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.									
Land Use											
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Loss of grade 3 agricultural land. Further assessment required to determine exact grading (e.g. 3a).									
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is not allocated for any uses.									
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is Greenfield and there is no potential for maximising use of Brownfield land, redundant buildings or other land. .									

Chitterne Waste Management Facility, Chitterne

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	Site is next to an existing inert landfill and there is scope to use this facility.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is remote, Greenfield and benefits from screening to the south. Waste treatment facility, MRF/WTS and LR likely to have a greater impact on the current setting due to size and height of buildings in comparison to composting and IWR/T which tend to be outdoors. Landscape assessment required. Design will be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	Potential for adverse visual impacts from the A390 from any built structures (see above). Southern area of site is well screened from the surrounding area. Landscape assessment required.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site located just outside of the 16 km areas of Trowbridge and Salisbury. Therefore the site can only be considered suitable for local scale waste uses.								
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site can only be considered for local scale uses (see above). For this reason an energy from waste plant is not considered suitable at this location.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Nearest properties and concentrations of population are 0.8 km and 1.5 km east respectively.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the	5	Site benefits from existing access to the A36 to the west but any new waste development will require significant new or improved infrastructure. Potential for waste development to impact Chitterne village. Transport assessment will be required to establish the								

Chitterne Waste Management Facility, Chitterne

Discretionary Objectives	Relevant SA Objective[s] ⁴³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
benefits of inter-connecting the transport network to accommodate associated vehicle movements.		suitability of the A36/A390 junction.		Orange	Orange	Orange	Orange	Orange	
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access would not be through residential areas, providing access was gained from the A36.		Green	Green	Green	Green	Green	
3. To promote transportation of waste materials by rail or water wherever possible.	5	Not feasible opportunity to transport waste by rail or water.		Orange	Orange	Orange	Orange	Orange	
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.		Blue	Blue	Blue	Blue	Blue	
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site located over a Major Aquifer of High Vulnerability and waste development will need to ensure against groundwater contamination. Potential for waste treatment and composting facilities to produce contaminants which may impact groundwater and surface water quality. Hydrological survey required.		Yellow	Yellow	Yellow	Orange	Orange	

Additional comments & recommendations/further information required:

Site potentially suitable for local scale MRF/WTS, LR, IWR/T (in association with landfill inputs), Composting and Waste Treatment (such as in-vessel composting or anaerobic digestion).

Detailed assessments required for:

- **Ecology** – potential impacts on the Salisbury Plain SPA/SAC/SSSI, protected or notable species/habitats/trees and potential impacts on the South West Nature Map;
- **Cultural heritage** – potential impacts on surrounding SAMs;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting surrounding receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area and A390;
- **Transport and access arrangements** – potential need for new or improved infrastructure and suitability of A36/A390 junction to accommodate increased traffic;
- **Groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting the surrounding area;
- **Land use** – potential loss of grade 3 agricultural land.

Site details

Site name:	Chapel Farm, Blunsdon	Date of appraisal:	30.11.2009
Site reference:	Inset Map 14 (I&O Document 2006).	Appraised by:	Jon Madge
Area:	Swindon Borough	Size of site (ha):	Area A – 10.5ha / Area B – 5.5ha
Nearest settlement(s):	Blunsdon	Land owner (if known):	Swindon Borough Council
OS grid reference:	E 413200 N 190900	Site operator (if applicable):	Hills
Current use:	Non-Hazardous Landfill / Recycling	Existing waste uses on the site?	Yes – landfill / Recycling

Potential allocation:

HRC has not been appraised because there is already an operational HRC at Waterside Park, Swindon.

Following completion of this matrix it came to light that the developers only wanted Area A to be considered for Landfill. As documented below, the matrix removes Landfill from further consideration in Area A due to the potential impacts on the adjacent residential bungalow. Bearing this in mind, Area A has been dropped from the list of potential waste sites.

Area A: Removed from consideration.

Area B: Potential for MRF/WTS, LR IWR/T, Composting and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ² on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓	✓	✓	No. There are no nationally designated sites in close proximity to this site.

¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Chapel Farm, Blunsdon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?		✓	✓	✓	✓	✓	✓	An area of ancient woodland is located approximately 200 meters south of Area B. Any potential impacts on this will need to be considered further.
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?		✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?		✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?		✓	✓	✓	✓	✓	X	Area A should be ruled out for extension to landfill, due to potential impacts upon the Chapel Farm bungalow. Area B is not large enough to accommodate landfill and consequently landfill should be removed from further consideration at both locations. Composting and waste treatment would also not be suitable in Area A for human health reasons because this area is in close proximity to a residential bungalow. Composting and waste treatment could be accommodated in Area B and are therefore not ruled out from further assessment. Continue to assess the suitability of composting and waste treatment in Area B only.

Chapel Farm, Blunsdon

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?		✓	✓	✓	✓	✓		No. The site is not situated on a playing field.
Land Use									
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓	✓	✓	✓		No. There are no other uses allocated to this site in other plans.
Landscape, Townscape & Visual									
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓	✓	✓	✓		No. Site is not located within an AONB or in proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓	✓	✓	✓		No. The site is not located in the Green Belt.
Locational									
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓	✓	✓	✓		No. Site conforms.

Chapel Farm, Blunsdon

Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓	✓	✓	Site overlies non-aquifer although a minor aquifer of intermediate vulnerability is approximately 35 meters south east of the site. Potential for contamination of groundwater. Hydrological survey may be required.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	✓	✓	✓	No, although the River Ray runs adjacent to Area A and any development would need to ensure there would be no adverse impact on flood risk. Area B is in Flood Zone 1.

Additional comments & recommendations:

Landfill should be removed from consideration in Area A due to potential impact on the residential bungalow on the site. Remaining Area B is not large enough to accommodate a Landfill. Remove Landfill from further consideration in both areas.

Composting and Waste Treatment should be removed from consideration in Area A for human health reasons however there is potential to accommodate these waste options in Area B.

Area A: Site appraisal should be carried forward for MRF/WTS, LR and IWRT.

Area B: Site appraisal should be carried forward for MRF/WTS, LR, IWR/T, Composting and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity										
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	No sites of international, national, regional and local importance in proximity to the site. No adverse impacts.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	An area of ancient woodland is located approximately 200 meters south from Area B. Potential for all waste development types to increase atmospheric pollution via an increase in traffic but potential for IWR/T, composting and waste treatment to also increase atmospheric pollution via operations (dust and/or emissions) and have a significant adverse impact. MRF/WTS and LR likely to have a lesser impact on atmospheric pollution levels because these are housed indoors. Air quality survey required. Potential for aged or veteran trees as site is Greenfield. Tree survey required. Potential loss or damage of ancient woodland, aged or veteran trees is unlikely.								

³ Please refer to Appendix H for details.

⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Chapel Farm, Blunsdon

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
3. To consider the effect of development on community forest.	1 & 6	The site lies within a community forest area, but is part of an operational waste management site and therefore this grading does not apply. No adverse impact.								
4. To avoid development that would impact on populations of protected or notable species.	6	No protected species have been identified in the area but because the site is on Greenfield land an ecological survey will be required. Potential for waste development types to increase the level of lighting and noise pollution and disturb species. Potential for direct loss/damage to habitats that support species.								
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Three areas of priority habitat are located approximately 20 meters, 200 meters and 560 meters south east of the site. Potential for waste development type to increase the level of lighting and noise pollution and disturb these habitats. Ecological survey required.								
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is Greenfield land and therefore may cause limited damage to green corridors and hedgerows. Possibility to incorporate these features into the landscaping of any facility. Survey of existing green corridors and hedgerows required.								
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.								
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site avoids B1 land.								
Historic Environment & Cultural Heritage										
1. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures in proximity to the site. No adverse impact.								

Chapel Farm, Blunsdon

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
heritage importance and preserve their setting ⁵ .										
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	A residential bungalow abuts Area A and any facility will need to ensure that there are no adverse impacts upon the resident. MRF/WTS, LR and IWR/T are only being considered in Area A due to human health implications of other waste development types. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution levels (dust, emissions, spores) via operations and an increase in traffic. MRF/WTS and LR likely to have a lesser impact on atmospheric pollution levels because these are housed indoors.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is Greenfield and therefore site may contain protected trees/groups of protected trees. Tree survey required.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for MRF/WTS, IWR/T and waste treatment to significantly increase the level of traffic as part of operations and significantly increase the level of noise and vibration which would affect the residential property near Area A and other properties along the A419. LR and composting involve fewer transport movements and are less likely to have a significant impact.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for all waste development types to increase the level of fumes as a result of increased traffic (particularly waste treatment due to scale of operations). Potential for composting and waste treatment (depending on the technology) to significantly increase the level of odour. Potential for IWR/T to significantly increase the level of dust as a result of operations. MRF/WTS and LR are likely to have less of an impact because these are housed indoors. Air quality survey required.								

⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Chapel Farm, Blunsdon

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for outdoor operations to increase levels of nuisance (IWR/T and composting). In-door waste operations are unlikely to increase nuisance. No adverse impacts.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for waste development types to increase the level of traffic and release emissions as part of operations (particularly composting and waste treatment) thereby increasing atmospheric pollution levels. Potential for IWR/T to create dust which would need to be controlled. MRF/WTS and LR likely to have less of an impact because these are housed indoors. Air quality survey required.								
7. To avoid loss of public footpaths and public rights of way.	1	There are no PROWs on the site. No adverse impacts.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	None in proximity to the site. No adverse impacts.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is located in grade 3, but is part of an operational waste facility and therefore this grading does not apply. No adverse impact.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	No allocation.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is Greenfield, but lies within an existing waste management facility.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	The site is not an operating quarry, but is an operational waste management facility. No adverse impact.								
5. To seek to better utilise existing waste management facilities.	4	Site is an operational waste facility, with scope for expansion.								

Chapel Farm, Blunsdon

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	Site is on Greenfield land and therefore there is concern regarding the landscape impact of any major built development. Waste treatment facility may have a greater impact on the current setting due to size and height of buildings in comparison to other waste development types which tend to be smaller. Landscape assessment required. Design will be a key consideration.		Yellow	Yellow	Yellow	Yellow	Orange	
2. To prevent the creation of unacceptable visual impacts.	8	Waste treatment facility likely to have a significant visual impact due to size and height of buildings. Buildings associated with other waste development types are likely to be smaller but may still cause visual impacts. Scale, design and location will be important considerations. Potential for adverse visual impacts on the A419 and the residential properties in proximity to the site. Design will be a key consideration. Landscape assessment required.		Yellow	Yellow	Yellow	Yellow	Orange	
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.		Green	Green	Green	Green	Green	
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.		Green	Green	Green	Green	Green	
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Site is located away from large concentrations of population however individual properties are within 350 meters of Area B (area being considered for waste treatment facility). Impacts on these properties will be a key consideration.		Blue	Blue	Blue	Blue	Yellow	
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	Site is located away from large concentrations of population however individual properties are within 350 meters of Area B (area being considered for composting facility). Impacts on these properties will be a key consideration.		Blue	Blue	Blue	Yellow	Blue	
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire	5	Site benefits from direct access to the A419 which is part of the Wiltshire and Swindon HGV Route Networks. Minor improvements to		Blue	Blue	Blue	Blue	Blue	

Chapel Farm, Blunsdon

Discretionary Objectives	Relevant SA Objective[s] ³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.		infrastructure required. Transport Assessment needed to determine capacity of A419.									
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Access would be partially through residential areas.									
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity.									
Water Environment											
1. To avoid any increase in flood risk.	1, 10 & 12	The River Ray runs adjacent to Area A and any development would need to ensure there would be no adverse impact on flood risk. Area B is in Flood Zone 1. No adverse impact.									
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site overlies non aquifer although a minor aquifer of intermediate vulnerability is approximately 35 meters south east of the site and waste development types will need to ensure against groundwater contamination. Potential for a composting and waste treatment to produce contaminants which may impact groundwater and surface water quality.									

Additional comments & recommendations/further information required:

Area A: Site potentially suitable for MRF/WTS, LR and IWR/T.

Area B: Site potentially suitable for MRF/WTS, LR and IWR/T, Composting and Waste Treatment.

Detailed assessments required for:

- **Ecology** – potential for impacts on ancient woodland, protected species/habitats/trees in proximity to the site;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration affecting surrounding receptors;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding residential properties and the A419;
- **Transport and access arrangements** – potential impacts on residential areas, access roads into the site and the A419;
- **Flooding and groundwater issues** – proximity to the River Ray (Area A only) and potential contamination issues.

N.B. Following completion of this matrix it came to light that the developers only wanted Area A to be considered for Landfill. The matrix removes Landfill from further consideration in Area A and as a result, Area A has been dropped from the list of potential waste sites.

Site details

Site name:	Waterside Park, Swindon		Date of appraisal:	09.12.09
Site reference:	Inset Map 15 (I&O Document 2006).		Appraised by:	Jon Madge
Area:	Swindon Borough		Size of site (ha):	9.1 ha
Nearest settlement(s):	Swindon		Land owner (if known):	Swindon Borough Council
OS grid reference:	E 413199	N 186317	Site operator (if applicable):	Swindon Commercial Services
Current use:	Industrial Estate		Existing waste uses on the site?	HRC, MRF/WTS

Potential allocation:

Landfill has not been appraised because the site is an existing industrial estate.

HRC and MRF/WTS have not been appraised because these are already in operation on the site.

Potential for LR, IWR/T and Waste Treatment.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ⁷ on a SAC, SPA or Ramsar or its setting?		✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?		✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.	

⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Waterside Park, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?			✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?			✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?			✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?			✓	✓	X	✓	Site is an industrial estate and is part of a larger industrial estate. Residential areas are within 500 meters north east and east of the site. Potential for composting to significantly increase atmospheric pollution (e.g. odour and spores) via operations which could affect people living and working in proximity to the site. Remove composting from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?			✓	✓		✓	No. The site is not situated on a playing field.	

Waterside Park, Swindon

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?		✓	✓		✓	No. Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan; waste development at the site would be compatible.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	✓		✓	No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	✓		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	✓		✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	✓		✓	No. Site conforms.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	✓		✓	The western part of the site is located on a minor aquifer of high vulnerability. Groundwater assessment may be required.

Waterside Park, Swindon

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>		✓	✓		✓	<p>The southern half of the site is in Flood Zone 2. The western edge and a segment of the southern part is in Flood Zone 3. Flood risk assessment may be required. Any waste development would need to ensure against flooding.</p>
--	---	--	---	---	--	---	--

Additional comments & recommendations:

Composting should be removed from consideration on the grounds of potential impacts to human health because of conflict with existing uses on the industrial estate and because the site is in proximity to residential areas.

Site appraisal should be carried forward for LR, IWR/T and Waste Treatment.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Swindon Sewage Treatment Works Lagoons County Wildlife Site is approximately 150 meters south west of the site and is separated from the site by the railway line. Cheney Manor Ponds County Wildlife Site is approximately 280 meters south east of the site. Moredon Meadow 2 County Wildlife Site is approximately 300 meters north west of the site. Potential for all waste development types to increase traffic which may increase atmospheric pollution (e.g. noise and fumes) which may disturb habitats and species in these designations. Direct loss or damage to habitats/species is unlikely. An ecological survey will be required to confirm the level of impact.		Yellow	Yellow		Yellow		
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.		Blue	Blue		Blue		
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.		Blue	Blue		Blue		
4. To avoid development that would	6	The Swindon Sewage Treatment Works Lagoons Wildlife Site to the		Yellow	Yellow		Yellow		

⁸ Please refer to Appendix H for details.

⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Waterside Park, Swindon

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
impact on populations of protected or notable species.		south west of the site is identified as Priority Habitat. A number of protected species have been identified in the vicinity of the site. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species although physical harm/disturbance is unlikely. A protected species survey will be required to confirm the level of impact, therefore graded yellow until further assessment.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is an industrial estate however the Swindon Sewage Treatment Works Lagoons Wildlife Site to the south west of the site is identified as Priority Habitat. Potential for any waste development type to increase the level of lighting and noise pollution at the site which could reach these habitats and cause disturbance although physical loss/damage to these habitats is unlikely. An ecological survey will be required to confirm the level of impact, therefore graded yellow until further assessment.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and damage to green corridors and hedgerows as a result of waste development is unlikely. No adverse impact.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan. Waste development could leave a minor deficiency for B1 uses.									
Historic Environment & Cultural Heritage											
2. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in close proximity (within 1km) to the site. Therefore no adverse impacts anticipated.									

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
heritage importance and preserve their setting ¹⁰ .									
Human Health & Amenity									
1. To avoid development that would lead to impacts on human health.	1 & 12	Impacts on people working on/visiting the industrial estate and surrounding areas and impacts on residents living in the housing estates within 500 meters north east and east of the site will need to be considered further. Potential for atmospheric pollution (dust, odour, spores, and emissions) from increased traffic associated with a waste treatment and IWR/T and the operation itself, if not mitigated against, therefore graded orange. Site is an existing industrial estate and because waste development is likely to replace an existing use on the site the scale and nature of a LR means that potential impacts to human health are unlikely to exceed existing levels on the industrial estate. No adverse impacts, therefore graded blue.							
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.							
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for waste treatment and IWR/T to significantly increase the level of noise and vibration as a result of increased traffic and the operation itself, therefore graded orange. LR facilities tend to generate fewer transport movements and are unlikely to significantly exacerbate existing impacts; therefore graded blue.							
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for increased odour, dust and fume levels from increased traffic associated with waste treatment and IWR/T and the operation itself, if not mitigated, therefore graded orange. Waste development is likely to replace an existing use on the industrial estate and a LR facility is unlikely to generate significantly more traffic. The nature of operations (which tend to be indoors) means that dust and odour are unlikely to be a significant concern. No adverse impact; therefore is							

¹⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Waterside Park, Swindon

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		graded blue.								
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for IWR/T (outdoor operations) to significantly increase the level of nuisance in the industrial estate and surrounding area. As waste treatment will be located indoors, this is likely to cause less of an impact; therefore graded yellow. The small scale nature of a LR facility means that impacts are unlikely to be adverse; therefore graded blue.								
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for IWR/T (outdoor operations) to significantly increase the level of traffic and/or dust and therefore increase atmospheric pollution. Potential for waste treatment to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors, therefore graded yellow. The small scale nature of a LR facility means that impacts are unlikely to be adverse, therefore graded blue.								
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impacts considered likely.								
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	River Ray Parkway/Shaw Forest Park and a playing field lies to the west of the site however existing uses on the industrial estate mean that additional impacts as a result of waste development are not anticipated.								
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply. No adverse impact.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan; waste development at the site would be compatible with this allocation.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and	3 & 7	Site is on an industrial estate and there are good opportunities to re-use existing derelict buildings/plots.								

Waterside Park, Swindon

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
planned industrial sites.									
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	Site is not an operating quarry.							
5. To seek to better utilise existing waste management facilities.	4	The site contains a MRF, HRC and a WTS. There is potential to expand uses on the site.							
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the potential large scale nature of a waste treatment facility and the open nature of an IWR/T facility have potential to affect this setting, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse impact on the existing setting of the site; graded blue. Design of any waste facility would be a key consideration.							
2. To prevent the creation of unacceptable visual impacts.	8	The site is an industrial estate however the potential large scale nature of a waste treatment facility and open nature of an IWR/T facility has potential to have a limited adverse visual impact, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse visual impact; graded blue Views onto the site from residential properties north east and east of the site will need to be considered. Design of any waste facility would be a key consideration.							
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.							
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	LR and waste treatment in this location conform to policies WCS2 and WCS3. There is a demonstrable need for IWR/T in Swindon.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	Residential areas approximately 500 meters from the site. Potential conflict with this criterion if an energy from waste facility is being considered; therefore graded yellow.							

Waterside Park, Swindon

Discretionary Objectives	Relevant SA Objective[s] ⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is approximately 850 metres from the B4006, and approximately 1.7 km from the B4587, which forms part of the Swindon HGV route network. Any planning proposals, which would intensify uses on the site would require a transport assessment to be submitted to prove its suitability.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Road access to the site passes residential areas.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line is in close proximity to the south west of the site however there is no scope to use this line as part of a waste management facility.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The southern half of the site is in Flood Zone 2. The western edge and a segment of the southern part of the site are in Flood Zone 3. Potential impacts on flood risk would depend upon the location of any facility. Flood risk assessment may be required to determine the likely impacts and any waste development would need to ensure against flooding.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The western part of the site is located on a Minor Aquifer of High Vulnerability. Potential for waste treatment to release contaminants which may impact groundwater and surface water quality. Hydrological survey will be required to determine the likely impacts.								

Additional comments & recommendations/further information required:

Site potentially suitable for LR, IWR/T and Waste Treatment.

Detailed assessments required for:

- **Ecology** – potential impacts on the Swindon Sewage Treatment Works Lagoons County Wildlife Site, Cheney Manor Ponds County Wildlife Site, Moredon Meadow 2 County Wildlife Site and protected or notable species/habitats identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting existing uses on the industrial estate and residents living within 500 meters of the site;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area;
- **Transport and access arrangements;**
- **Flooding and groundwater issues.**

Site details

Site name:	Brindley Close/Darby Close		Date of appraisal:	08.12.09
Site reference:	Inset Map 46 (I&O Document 2006).		Appraised by:	AJ / Jon Madge
Area:	Swindon Borough		Size of site (ha):	1.2 ha
Nearest settlement(s):	Swindon		Land owner (if known):	Swindon Borough Council
OS grid reference:	E 413125	N 186060	Site operator (if applicable):	Various
Current use:	Industrial Estate		Existing waste uses on the site?	Scrapyards and WTS

Potential allocation:

Landfill has not been appraised because the site is an existing industrial estate.

Potential for MRF/WTS and LR facility.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.

¹¹ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Brindley Close/Darby Close, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Site is on industrial land and is part of a larger industrial estate. Residential areas are within 0.7 km north and east of the site. Significant adverse impacts on human health are likely to arise if the site is developed as an IWR/T or composting facility because these facilities have potential to release dust/odour and/or bioaerosols. Potential for a waste treatment facility to also increase atmospheric pollution via increased traffic and/or operations and affect people visiting/working on the site/surrounding area and residential areas in close proximity. Remove these waste options from further consideration.	

Brindley Close/Darby Close, Swindon

g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓		No. The site is not situated on a playing field.
Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		No. Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan. Waste development at the site would be compatible. (NB only Darby Close is within the Key Employment Area, Brindley Close is not).
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		The western part of the site is located on a Minor Aquifer of High Vulnerability. Hydrological survey may be required.

Brindley Close/Darby Close, Swindon

m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		The northern tips of the site are in Flood Zone 2. Flood risk assessment may be required and waste development would need to ensure against flooding.
---	--	---	---	---	--	---

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be removed from consideration on the grounds of potential impacts to human health because the site is adjacent to other industrial uses and is in proximity to residential areas. Potential for significant adverse impacts on human health from dust/odour/bioaerosols and atmospheric pollution from operations and increased HGV usage.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	Swindon Sewage Treatment Works Lagoons County Wildlife Site is approximately 250 meters south west of the site and is separated from the site by the railway line. Cheney Manor Ponds County Wildlife Site is within 20 meters of the southern part of the site and any impacts on this will need to be considered. Potential for all waste development types to increase traffic which may increase atmospheric pollution (e.g. noise and fumes) which may disturb habitats and species in these designations. Potential for HRC to also generate dust as part of operations. Direct loss or damage to habitats/species is unlikely. An ecological survey will be required to confirm the level of impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would	6	The Swindon Sewage Treatment Works Lagoons County Wildlife Site							

¹³ Please refer to Appendix H for details.

¹⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
impact on populations of protected or notable species.		(250 meters south west of the site) is identified as priority habitat. A large number of protected species have been identified in the vicinity of the site. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. A protected species survey will be required to confirm the level of impact.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is an industrial estate however the Swindon Sewage Treatment Works Lagoons County Wildlife Site (250 meters to the south west of the site) is identified as priority habitat. Potential for any waste development type to increase the level of lighting and noise pollution and disturb this habitat. An ecological survey will be required to confirm the level of impact.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and damage to green corridors and hedgerows as a result of waste development is unlikely. No adverse impact.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan. Waste development could leave a minor deficiency for B1 uses.									
Historic Environment & Cultural Heritage											
3. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in close proximity (1km) to the site. Therefore no adverse impacts anticipated.									

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
heritage importance and preserve their setting ¹⁵ .										
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	Potential impacts on people working on/visiting the industrial estate and surrounding areas and on residents living in the housing estates to the north east and east of the site will need to be considered further. Potential for atmospheric pollution (dust, odour, spores, emissions) from increased traffic associated with a HRC and MRF/WTS and the operation itself, if not mitigated, therefore graded yellow. Site is an existing industrial estate and because waste development is likely to replace an existing use on the site the scale and nature of a LR means that potential impacts to human health are unlikely to exceed existing levels on the industrial estate. No adverse impacts, therefore graded blue.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for a HRC to significantly increase the level of noise and vibration as a result of increased traffic and the operation itself, therefore graded orange. MRF/WTS tends to generate fewer transport movements and is housed indoors which means that it is unlikely to have significantly adverse impacts on noise and vibration levels, therefore graded yellow. LR facilities are also mainly housed indoors but tend to generate even fewer transport movements. LR is unlikely to significantly exacerbate existing impacts on the industrial estate; no adverse impacts, therefore graded blue.								
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for significant increases in odour, dust and fume levels from increased traffic associated with a HRC and the operation itself, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly								

¹⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Brindley Close/Darby Close, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		located indoors (although outdoor stock-piling may be used as part of operations). MRF/WTS operations tend to be larger than LR and therefore pose a limited adverse impact. LR facility is unlikely to exacerbate existing impacts on the industrial estate; therefore graded blue.	Orange	Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance from litter, light pollution and vermin associated with a HRC, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly located indoors which reduce potential for nuisance (unless outdoor stock-piling is used as part of operations). No adverse impacts, therefore graded blue.	Orange	Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for detrimental impacts on air quality from increased traffic associated with a HRC, if not mitigated, therefore graded orange. MRF/WTS can also generate large movements of HGVs, therefore graded orange. The small scale nature of a LR facility means that impacts are unlikely to be adverse, therefore graded blue.	Orange	Orange	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impacts considered likely.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	River Ray Parkway/Shaw Forest Park lies to the west of the site however existing uses on the industrial estate mean that additional impacts as a result of waste development are not anticipated.	Blue	Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply. No adverse impact.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Land is allocated for employment uses and is allocated as an E4/13 Employment Area in the Swindon Local Plan. Waste development at the site would be compatible with this allocation. (NB only Darby Close is within the Key Employment Area, Brindley Close is not).	Blue	Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and	3 & 7	Site is on an industrial estate and there are good opportunities to re-use existing derelict buildings/plots.	Light Green	Light Green	Light Green				

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
planned industrial sites.										
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	Scrap yards and WTSs are present on the site but there is only limited scope to utilise these facilities.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is on an industrial estate and therefore many waste developments at this location are unlikely to affect the existing setting. Proximity of the site to housing means that the design of any waste facility would be a key consideration. Due to the open nature of a HRC and the potential large scale building required for a MRF/WTS there is the potential for limited adverse impacts on the existing setting, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse impact on the existing setting of the site; graded blue.								
2. To prevent the creation of unacceptable visual impacts.	8	The open nature of a HRC and the potential large scale building required for a MRF/WTS means that there is potential for limited adverse visual impacts, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse visual impact; graded blue. The railway creates a barrier to views from the south and some trees in proximity to the site provide screening. Views from nearby residential areas will need to be considered.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.								
2. To avoid locating energy from	2, 3 & 11	N/A.								

Brindley Close/Darby Close, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
waste facilities in close proximity to concentrations of population.										
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is approximately 600 metres from the B4006 and approximately 830 metres from the B4587, which forms part of the Swindon HGV route network. Potential traffic problems exist at the junction of Darby Close with the main estate road in conjunction with intensification of uses on the Waterside site. The site is not large enough to accommodate a HRC and the associated levels of traffic; therefore this option should be excluded on the grounds of inaccessibility. Any planning proposals, which would intensify uses on the site, would require a transport assessment to be submitted.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Road access to the site passes residential areas.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line is in close proximity to the south west of the site however there is no scope to use this line as part of a waste management facility in the shorter term; however opportunities may arise with the planned doubling of the rail line.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The northern tips of the site are in Flood Zone 2. Flood risk assessment may be required and waste development would need to ensure against flooding.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and	1, 10 & 12	The western part of the site is located on a Minor Aquifer of High Vulnerability. Potential contamination from previous uses on the site. Hydrological survey may be required to determine the likely impacts.								

Discretionary Objectives	Relevant SA Objective[s] ¹³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
quantity of groundwater, surface water and drinking water resources.									

Additional comments & recommendations/further information required:

A HRC would not be suitable at this site due to inaccessibility and the nature of current/existing uses of the site.

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on the Swindon Sewage Treatment Works Lagoons County Wildlife Site, Cheney Manor Ponds County Wildlife Site and protected or notable species/habitats identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the industrial estate and residents living in the surrounding area;
- **Transport and access arrangements;**
- **Flooding and groundwater issues** – potential contamination from previous uses.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting existing uses on the industrial estate and residents living in the surrounding area;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area.

Site details

Site name:	Land at Kendrick Industrial Estate		Date of appraisal:	13.11.09
Site reference:	Inset Map 47 (I&O Document 2006).		Appraised by:	Jon Madge
Area:	Swindon Borough		Size of site (ha):	3 ha
Nearest settlement(s):	Swindon		Land owner (if known):	Swindon Borough Council
OS grid reference:	E 413366	N 185723	Site operator (if applicable):	Various operators
Current use:	Industrial Estate		Existing waste uses on the site?	Scrapyards, WTS and general recycling

Potential allocation:

Landfill has not been appraised because the site is an established industrial estate.

Potential for MRF/WTS, LR and IWR/T.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ¹⁶		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ¹⁷ on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	

¹⁶ E.g. EfW, MBT, Pyrolosis, Gasification, AD, In-Vessel Composting.

¹⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Land at Kendrick Industrial Estate, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	✓	X	✓	Composting ruled out from consideration due to potentially significant impacts from odour/bioaerosols, due to proximity of the site to existing site users and residential areas. Also concerns regarding the potential impacts from an IWR/T that will require further assessment.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓	✓		✓	No. The site is not situated on a playing field.	

Land at Kendrick Industrial Estate, Swindon

Land Use							
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓	✓	✓	No. The site is not allocated for uses in the Swindon Borough Local Plan.
Landscape, Townscape & Visual							
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓	✓	✓	No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓	✓	✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓	✓	✓	No. The site is not located in the Green Belt.
Locational							
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓	✓	✓	Site conforms to the policy requirements of WCS2.
Water Environment							
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓	✓	✓	The western tip of the site is situated partially over an area designated as a Minor Aquifer of High Vulnerability. Groundwater assessment may be required.

Land at Kendrick Industrial Estate, Swindon

<p>m) To prevent any development in a floodplain that would reduce its capacity.</p>	<p>Will this type of waste development significantly reduce the storage capacity of the floodplain?</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p></p>	<p>X</p>	<p></p>	<p>A small proportion of the western part of the site is in Flood Zone 2. The site is also in proximity to an area prone to flooding (Flood Zone 3). Flood risk assessment may be required. Any waste development would need to ensure against flooding. Proximity to Flood Zone 3 means that the site is not considered suitable for a waste treatment facility due to significant risk of flooding. Remove this waste development option from further consideration.</p>
--	---	----------	----------	----------	----------	---------	----------	---------	--

Additional comments & recommendations:

Composting should be removed from further consideration at this site on the grounds of potential impacts to human health grounds because of conflict with existing uses on the industrial estate.

Waste Treatment should be removed from further consideration of the grounds of potential flooding and groundwater impacts.

Site appraisal should be carried forward for HRC, MRF/WTS, LR and IWR/T.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The site is in close proximity to a number of landscape designations including The County Wildlife sites of Swindon Sewage Treatment Works Lagoons (0.5 km to the west of the site), Cheney Manor Ponds (40 meters to the north of the site) and Moredon Meadow (0.9 km to the north west of the site). Any potential impacts on these County Potential for all waste development types to increase traffic which may increase atmospheric pollution (e.g. noise and fumes) which may disturb habitats and species in these designations. Potential for HRC and IWR/T facilities to also generate dust as part of operations. Direct loss or damage to habitats/species is unlikely. An ecological survey will be required to confirm the level of impact.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							

¹⁸ Please refer to Appendix H for details.

¹⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Land at Kendrick Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
4. To avoid development that would impact on populations of protected or notable species.	6	The Swindon Sewage Treatment Works Lagoons County Wildlife Site to the south west of the site is identified as priority habitat. Protected species have been identified in the vicinity of the site. Potential for any waste development type to increase the level of lighting and noise pollution and disturb these species. A protected species survey will be required to confirm the level of impact.	Yellow	Yellow	Yellow	Yellow	Black	Black	Black
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Site is an industrial estate however the Swindon Sewage Treatment Works Lagoons County Wildlife Site to the south west of the site is identified as priority habitat. Potential for any waste development type to increase the level of lighting and noise pollution and disturb this habitat. An ecological survey will be required to confirm the level of impact.	Yellow	Yellow	Yellow	Yellow	Black	Black	Black
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and damage to green corridors and hedgerows as a result of waste development is unlikely. No adverse impact.	Blue	Blue	Blue	Blue	Black	Black	Black
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue	Blue	Black	Black	Black
Economic									
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	The site is not allocated for B1 employment uses in the Swindon Borough Local Plan. Site avoids B1 land.	Green	Green	Green	Green	Black	Black	Black
Historic Environment & Cultural Heritage									
4. To prevent development on sites, areas or structures of international, national and local historic and cultural	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in close proximity (1km) to the site. Therefore no adverse impacts anticipated.	Blue	Blue	Blue	Blue	Black	Black	Black

Land at Kendrick Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
heritage importance and preserve their setting ²⁰ .										
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is characterised by a number of heavy industrial uses. Impacts on people working on/visiting the industrial estate and surrounding areas and impacts on residents living in the housing estates to the north east and east of the site will need to be considered further. Potential for increased atmospheric pollution (e.g. fumes and dust) from increased traffic associated with a HRC and IWR/T and the operation itself (outdoor), if not mitigated, therefore graded orange. MRF/WTS has potential to increase levels of traffic at the industrial estate but is unlikely to have a significant adverse impact on human health because this tends to be housed indoors. Site is an existing industrial estate and because waste development is likely to replace an existing use on the site the scale and nature of a LR means that potential impacts to human health are unlikely to exceed existing levels on the industrial estate. No adverse impacts, therefore graded blue.								
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.								
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for an IWR/T and HRC to significantly increase the level of noise and vibration as a result of increased traffic and the operation itself, therefore graded orange. MRF/WTS tends to generate fewer transport movements and is housed indoors which means that it is unlikely to have significantly adverse impacts on noise and vibration levels, therefore graded yellow. LR facilities are also mainly housed indoors but tend to generate even fewer transport movements. LR is unlikely to significantly exacerbate existing impacts on the industrial								

²⁰ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Land at Kendrick Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		estate; no adverse impacts, therefore graded blue.	Orange	Yellow	Blue	Orange				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for significant increases in odour, dust and fume levels from increased traffic associated with a HRC and IWR/T and the operation itself, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly located indoors (although outdoor stock-piling may be used as part of operations). MRF/WTS operations tend to be larger than LR and therefore pose a limited adverse impact. LR facility is unlikely to exacerbate existing impacts on the industrial estate; therefore graded blue.	Orange	Yellow	Blue	Orange				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance from litter, light pollution and vermin associated with a HRC and IWR/T, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly located indoors which reduce potential for nuisance (unless outdoor stock-piling is used as part of operations). No adverse impacts, therefore graded blue.	Orange	Blue	Blue	Orange				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for a HRC to significantly increase the level of transport movements as a result of increased traffic and the operation itself, therefore graded orange. MRF/WTS and IWR/T can also generate large movements of HGVs and/or increase dust levels as part of operations, therefore graded orange. The small scale nature of a LR facility means that impacts are unlikely to be adverse, therefore graded blue.	Orange	Orange	Blue	Orange				
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impacts considered likely.	Blue	Blue		Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	River Ray Parkway/Shaw Forest Park lies to the west of the site however existing uses on the industrial estate mean that additional impacts as a result of waste development are not anticipated.	Blue	Blue		Blue				
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	N/A.	Blue	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated	4 & 7	The site is not allocated for uses in the Swindon Borough Local Plan.	Green	Green	Green	Green				

Land at Kendrick Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).										
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate and there are good opportunities to re-use existing derelict buildings/plots.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	An existing IWR facility, scrapyards and skip hire businesses are currently in operation on the site and there is only limited potential to utilise these facilities. The limited amount of space associated with the site and the use of the site by existing users could be a restriction.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC, IWR/T facility and the large building to accommodate a MRF/WTS has potential to affect this setting, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse impact on the existing setting of the site; graded blue. Design of any waste facility would be a key consideration.								
2. To prevent the creation of unacceptable visual impacts.	8	The site is an industrial estate however the open nature of an HRC, IWR/T facility and the large building to accommodate a MRF/WTS has potential for limited adverse visual impacts, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse visual impact; graded blue. Design of any waste facility would be a key consideration.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								

Land at Kendrick Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	HRC, MRF/WTS and LR in this location conform to policies WCS2 and WCS3. There is a demonstrable need for IWR/T in Swindon.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is approximately 350 metres from the B4006 road which forms part of the Swindon HGV route network. The site is too dense to accommodate a HRC and the associated levels of traffic; therefore this option should be excluded on the grounds of inaccessibility. Any planning proposals, which would intensify uses on the site, would require a transport assessment to be submitted.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	The site avoids access through residential areas and sensitive land uses.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line runs along the northern boundary of the site. There is no capacity at present to accommodate waste transportation options with the current single line, there are plans to double the line which may present an opportunity to provide a facility in the future.							
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	A small proportion of the western part of the site is in Flood Zone 2. Flood Zone 3 is approximately 50 meters south west of the site. Flood risk assessment may be required to confirm level of impact and any waste development would need to ensure against flooding; graded							

Discretionary Objectives	Relevant SA Objective[s] ¹⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ¹⁹ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
		yellow until further assessment.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	The western tip of the site is situated partially over an area designated as a Minor Aquifer of High Vulnerability. Groundwater assessment may be required, graded yellow until further assessment.								

Additional comments & recommendations/further information required:

A HRC would not be suitable at this site due to inaccessibility and the nature of current/existing uses of the site.

Site potentially suitable for MRF/WTS, LR and IWR/T.

Detailed assessments required for:

- **Ecology** – potential impacts on the Swindon Sewage Treatment Works Lagoons County Wildlife Site, Cheney Manor Ponds County Wildlife Site, Moredon Meadow County Wildlife Site and protected or notable species/habitats identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting existing uses on the industrial estate and residents living in the surrounding area;
- **Transport and access arrangements;**
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting existing uses on the industrial estate and residents living in the surrounding area;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area.

Site details

Site name:	Transfer Bridges Industrial Estate	Date of appraisal:	24.11.09
Site reference:	Inset Map 51 (I&O Document 2006).	Appraised by:	AJ/ Jon Madge
Area:	Swindon Borough	Size of site (ha):	7 ha
Nearest settlement(s):	Swindon	Land owner (if known):	Unknown
OS grid reference:	E 415935 N 185667	Site operator (if applicable):	N/A
Current use:	Industrial Estate (various B1, B2 and sui-generis uses)	Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an industrial estate.

Potential for MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling
HRC	Household Recycling Centre
MRF/WTS	Materials Recovery Facility/Waste Transfer Station
LR	Local Recycling
IWR/T	Inert Waste Recycling and Transfer
C	Composting
T	Waste Treatment Facility ²¹
L	Landfill

✓	Facility is potentially suitable.
X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments
		R				C	T	L	
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.

²¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Transfer Bridges Industrial Estate, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There are no internationally designated sites in close proximity to this site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Site is an industrial estate and is adjacent to residential and industrial areas including a railway line. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions) via an increase in transport and/or operations which could affect people living and working in proximity to the site. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Transfer Bridges Industrial Estate, Swindon

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		Site is allocated as a Rail Freight Protection area (T9) in the Swindon Local Plan. Potential for conflicts with this designation, but would not rule out development entirely.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		No. Site overlies non-aquifer.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be removed from consideration on the grounds of potential impacts to human health because of confliction with existing uses on or in proximity to the site.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Cole County Wildlife Site is approximately 0.7 km east of the site. Potential for all waste development types to increase traffic which may increase atmospheric pollution (e.g. noise and fumes) which may disturb habitats and species in this designation. However, existing land uses at the site and distance between the site and designation mean that, impacts on the County Wildlife Site as a result of waste development are unlikely to be adverse. There are no other sites of international, national, regional and local importance in proximity to the site. No adverse impacts.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or	6	Protected or notable species have been recorded in the surrounding area. Potential for any waste development type to increase the level							

²³ Please refer to Appendix H for details.

²⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Transfer Bridges Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
notable species.		of lighting and noise pollution and disturb these species. A protected species survey will be required to confirm the level of impact.	Yellow	Yellow	Yellow					
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	There is no priority habitat within 2km of the site. It is unlikely that increases in lighting and noise pollution levels as a result of waste development would reach and disturb habitat. Therefore no adverse impacts anticipated.	Blue	Blue	Blue					
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and damage to green corridors and hedgerows as a result of waste development is unlikely. No adverse impact.	Blue	Blue	Blue					
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.	Blue	Blue	Blue					
Economic										
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is allocated as a Rail Freight Protection area (T9) in the Swindon Local Plan. Site includes various B1, B2 and sui-generis uses. There may be potential conflicts with potential waste uses and loss of B1 employment opportunities, therefore graded yellow.	Yellow	Yellow	Yellow					
Historic Environment & Cultural Heritage										
5. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ²⁵ .	9	No sites, areas or structures of international, national and local historic and cultural heritage importance in proximity (1km) to the site. Therefore no adverse impacts anticipated.	Blue	Blue	Blue					
Human Health & Amenity										
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an industrial estate. Potential for impacts on people working on/visiting the industrial estate, residents living in the housing estates surrounding the site and impacts on the cricket ground, sports ground	Orange	Yellow	Blue					

²⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Transfer Bridges Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		and football stadium which lie approximately 200 meters to the south of the site. A Tesco supermarket which operates 24 hours is next to the site. Potential for atmospheric pollution (dust, odour, noise) from increased traffic associated with a HRC and the operation itself, if not mitigated, therefore graded orange. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations, therefore graded yellow. Site is an existing industrial estate and because waste development is likely to replace an existing use on the site the scale and nature of a LR means that potential impacts to human health are unlikely to exceed existing levels on the industrial estate. No adverse impacts, therefore graded blue.	Orange	Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.	Light Green	Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate however there is potential for a HRC to significantly increase the level of noise and vibration as a result of increased traffic. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations, therefore graded yellow. LR facilities tend to generate even fewer transport movements and are unlikely to significantly exacerbate existing impacts on the industrial estate; therefore graded blue.	Orange	Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for significant increases in odour, dust and fume levels from increased traffic associated with a HRC and the operation itself, if not mitigated, therefore graded orange. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations, therefore graded yellow. Due to the scale, LR facility is unlikely to exacerbate existing impacts on the industrial estate; therefore graded blue.	Orange	Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance from litter, light pollution and vermin associated with a HRC, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly located indoors which reduce potential	Orange	Blue	Blue				

Transfer Bridges Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		for nuisance (unless outdoor stock-piling is used as part of operations). No adverse impacts, therefore graded blue.	Orange	Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to significantly increase the level of traffic and dust and therefore increase atmospheric pollution which may affect surrounding receptors. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors, therefore grade yellow. The small scale nature of a LR facility means that impacts are unlikely to be adverse, therefore graded blue.	Orange	Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impact.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Swindon cricket ground, sports ground and football stadium are approximately 200 meters to the south of the site. Waste development on the industrial estate is unlikely to affect these. No adverse impact.	Blue	Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	Site is allocated as a Rail Freight Protection Area (T9) in the Swindon Local Plan 2011: "The railway line adjacent to the Techno Trading Estate and the County Yard Railway Sidings, as defined on the Proposals Map, are safeguarded from development unless it is proven that their future use is shown to be unviable, in the longer term". Policy T9 encourages businesses which generate goods suitable for transport by rail to locate close to the rail facility. The site is likely to be suitable for medium sized manufacturing enterprises. Land north-east, east and south-east of the site is allocated for employment and housing in the Swindon Local Plan. An area of land north-west of the site is allocated for shopping and associated uses. There may be limited adverse impacts on the allocated land as a	Yellow	Yellow	Yellow				

Transfer Bridges Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		result of waste development on the site, therefore all uses graded yellow.	Yellow	Yellow	Yellow				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate and there are good opportunities to re-use existing derelict buildings/plots.	Green	Green	Green				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	No existing waste management facilities on the site at present.	Blue	Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC and the scale of a MRF/WTS have potential to affect this setting, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse impact on the existing setting of the site; graded blue. Design of any waste facility would be a key consideration.	Yellow	Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	The site is an industrial estate however the open nature of a HRC and the scale of a MRF/WTS have potential for limited adverse visual impacts, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse visual impact; graded blue. Design of any waste facility would be a key consideration.	Yellow	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.	Green	Green	Green				
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms to policies WCS2 and WCS3.	Green	Green	Green				
2. To avoid locating energy from waste facilities in close proximity to	2, 3 & 11	N/A.	Blue	Blue	Blue				

Transfer Bridges Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁴ - STA Colour Grading							
			R				C	T	L	
			HRC	MRF / WTS	LR	IWR/T				
concentrations of population.										
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is approximately 40 metres from the A313 road which forms part of the Swindon HGV route network. Access to the site is via the A4259 and A4312. The size of the site means that there is not enough room to accommodate queuing traffic and on this basis the option of a HRC at this location should be removed.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Road access to the site is largely through residential uses.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	Site is allocated as a Rail Freight Protection area (T9) in the Swindon Local Plan 2011. Policy T9 encourages businesses which generate goods suitable for transport by rail to locate close to the rail facility. Good opportunities may exist.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impacts.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is not located within a Source Protection Zone or on an aquifer. Potential contamination issues from past activities may need to be investigated, therefore graded yellow until further assessment.								

Additional comments & recommendations/further information required:

Site potentially suitable for MRF/WTS and LR.

Detailed assessments required for:

- **Ecology** – potential impacts on the River Cole County Wildlife Site, protected or notable species identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the industrial estate and residents living in the surrounding area;
- **Transport and access arrangements;**
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting existing uses on the industrial estate and the surrounding area;
- **Land use** – potential impacts on the allocated Rail Freight Protection Area (T9) in the Swindon Local Plan 2011;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area.

Site details

Site name:	Rodbourne Sewage Works		Date of appraisal:	7.12.09
Site reference:	New site		Appraised by:	AJ / Jon Madge
Area:	Swindon Borough		Size of site (ha):	25 ha
Nearest settlement(s):	Swindon		Land owner (if known):	Thames Water
OS grid reference:	E 413148	N 185621	Site operator (if applicable):	Thames Water
Current use:	Sewage Treatment Works		Existing waste uses on the site?	Waste water treatment

Potential allocation:

The site is an existing sewage treatment works and therefore will only be appraised for extension of this use.

Potential for extension of existing waste water treatment works.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ²⁶		
L	Landfill		
WT	Waste Water Treatment		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects								Comments
		R				C	T	L	WT	
		HRC	MRF / WTS	LR	IWR/T					
Biodiversity & Geodiversity										
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ²⁷ on a SAC, SPA or Ramsar or its setting?							✓	No. There are no internationally designated sites in close proximity to this site.	
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?							✓	No. There are no internationally designated sites in close proximity to this site.	

²⁶ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

²⁷ At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Rodbourne Sewage Works, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects							Comments	
		R				C	T	L		WT
		HRC	MRF / WTS	LR	IWR/T					
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?							✓	No. There are no internationally designated sites in close proximity to this site.	
Historic Environment & Cultural Heritage										
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?							✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?							✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity										
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?							✓	There is housing within 0.6 km west, east and south of the site and a supermarket located to the immediate south of the site. Potential impacts on nearby receptors will need to be considered further.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?							✓	No. The site is not situated on a playing field.	
Land Use										
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?							✓	The emerging Swindon Core Strategy (Policy CP2A) identifies the need for expansion of the existing waste water treatment works to meet future needs.	

Rodbourne Sewage Works, Swindon

Landscape, Townscape & Visual				
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?		✓	No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?		✓	No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?		✓	No. The site is not located in the Green Belt.
Locational				
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?		✓	No. Site conforms.
Water Environment				
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?		✓	Half of the site is located on a Minor Aquifer of High Vulnerability. Hydrological survey may be required.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?		✓	Half of the site is in Flood Zone 3. Flood risk assessment may be required and any future expansion of the waste water treatment works would need to ensure against flooding.

Additional comments & recommendations:

Site appraisal should be carried forward for extension to existing waste water treatment works.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	WT
			HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity										
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The Cheney Manor Ponds County Wildlife Site is approximately 130 meters north east of the site and is separated from the site by the railway line. Swindon Sewage Treatment Works Lagoons County Wildlife Site abuts the western part of the site. Potential for extension to waste water treatment works to increase odour and bioaerosols which may disturb habitats and species in these designations. However, existing land uses at the site mean that impacts are unlikely to be significant. Ecological survey will be required to confirm the level of impact.								
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing waste water treatment facility and therefore presence of aged or veteran trees is unlikely. No adverse impact.								
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.								
4. To avoid development that would impact on populations of protected or	6	The Swindon Sewage Treatment Works Lagoons County Wildlife Site abuts the western boundary of the site and is identified as priority								

²⁸ Please refer to Appendix H for details.

²⁹ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Rodbourne Sewage Works, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading										
			R				C	T	L	WT			
			HRC	MRF / WTS	LR	IWR/T							
Human Health & Amenity													
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an existing waste water treatment works and therefore any continuation of this use at this location is unlikely to cause significant increase in existing impacts. Expansion of the facility will need to take into account potential impacts on the levels of noise, odour and bioaerosols affecting people living in housing to the east and south of the site and impacts on the supermarket located to the immediate south of the site. The nearest school is Even Swindon Primary School to the south of the site and any potential impacts on this will need to be considered.											
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is a waste water treatment works and the presence of protected trees/groups of protected trees is unlikely.											
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Potential for limited increase in noise and vibration levels as a result of increased traffic and/or machinery which may affect surrounding receptors.											
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for significant adverse impacts on odour and bioaerosol levels at the waste water treatment works and surrounding areas as a result of expansion. Air quality survey required to confirm the level of impact.											
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for limited increases in the level of nuisance affecting surrounding sensitive receptors depending on the scale of any expansion.											
6. To minimise any potential detrimental effects to air quality.	1 & 12	The site is an existing waste water treatment works. Potential for any expansion of existing facility to impact existing air quality levels. Air quality survey required to confirm the level of impact.											
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impacts.											
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	River Ray Parkway/ Shaw Forest park is located to the north-west of the site however expansion of an existing waste water treatment works is unlikely to affect this. No adverse impacts.											

Rodbourne Sewage Works, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	WT
			HRC	MRF / WTS	LR	IWR/T				
Land Use										
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	The site is an existing waste water treatment works and therefore this grading does not apply.								
2. To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	4 & 7	The emerging Swindon Core Strategy (Policy CP2A) identifies the need for expansion of the existing treatment works to meet future needs.								
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	The site is an existing waste water treatment works.								
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.								
5. To seek to better utilise existing waste management facilities.	4	The site is an existing waste water treatment works and is being considered for future expansion.								
Landscape, Townscape & Visual										
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an existing waste water treatment works and therefore continuation/expansion of this use at this location is unlikely to affect the existing setting.								
2. To prevent the creation of unacceptable visual impacts.	8	Views from nearby residential areas and roads will need to be considered. The site fairly well screened from the south and west side, to the north is the Swindon – Gloucester rail line.								
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not located in the Green Belt.								
Locational										
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and	5	Site conforms to policies WCS2 and WCS3.								

Rodbourne Sewage Works, Swindon

Discretionary Objectives	Relevant SA Objective[s] ²⁸	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ²⁹ - STA Colour Grading							
			R				C	T	L	WT
			HRC	MRF / WTS	LR	IWR/T				
Swindon Waste Core Strategy.										
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.								
Traffic & Transportation										
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site is approximately 120 metres from the B4006 (Great Western Way) which forms part of the Swindon HGV route network. Great Western Way, is a dual carriageway that forms part of the main road network for Swindon.								
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Road access to the site passes residential areas. Access to the site is via Great Western Way, which is a dual carriageway that forms part of the main road network for Swindon.								
3. To promote transportation of waste materials by rail or water wherever possible.	5	A railway line is in close proximity to the north east of the site however there is no scope to use this line as part of the waste water treatment works operations.								
Water Environment										
1. To avoid any increase in flood risk.	1, 10 & 12	The western half of the site is in Flood Zone 3. Flood risk assessment may be required and any future expansion of the waste water treatment works would need to ensure against flooding.								
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Half of the site is located on a Minor Aquifer of High Vulnerability. Potential for contamination may need to be investigated. Hydrological survey may be required.								

Additional comments & recommendations/further information required:

Site potentially suitable for continuation/expansion of the existing waste water treatment works.

Detailed assessments required for:

- **Ecology** – potential impacts on the Cheney Manor Ponds County Wildlife Site 130 meters north east of the site, Swindon Sewage Treatment Works Lagoons County Wildlife Site which abuts the western boundary of the site, and potential impacts on protected or notable species/habitats identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on noise and air quality (including odour and bioaerosols) affecting sensitive receptors in the surrounding area;
- **Flooding and groundwater issues.**

Other issues to be considered at the planning application stage:

- **Human health and amenity** – potential impacts on nuisance levels affecting the surrounding area;
- **Landscape and visual** – potential impacts on existing views onto the site from the surrounding area;
- **Transport and access arrangements.**

Land within Dorcan Industrial Estate, Swindon

Site details

Site name:	Land within Dorcan Industrial Estate	Date of appraisal:	25.11.09
Site reference:	New site	Appraised by:	AJ / Jon Madge
Area:	Swindon Borough	Size of site (ha):	2.4 ha
Nearest settlement(s):	Swindon	Land owner (if known):	
OS grid reference:	E 419032 N 184084	Site operator (if applicable):	
Current use:	Vacant industrial land	Existing waste uses on the site?	None

Potential allocation:

Landfill has not been appraised because the site is an industrial estate.

Potential for HRC, MRF/WTS and LR.

Exclusionary Appraisal Abbreviations & STA Colour Grading

R	Recycling	✓	Facility is potentially suitable.
HRC	Household Recycling Centre		
MRF/WTS	Materials Recovery Facility/Waste Transfer Station	X	Absolute sustainability constraints associated with this facility. Exclude this option from further appraisal.
LR	Local Recycling		
IWR/T	Inert Waste Recycling and Transfer		
C	Composting		
T	Waste Treatment Facility ³¹		
L	Landfill		

Stage 1: Exclusionary Objectives & Thresholds of Concern

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
Biodiversity & Geodiversity									
a) To avoid development that would significantly impact on sites of international importance.	Does this type of waste development have the potential to have likely significant adverse impacts ³² on a SAC, SPA or Ramsar or its setting?	✓	✓	✓	✓	✓	✓		No. There are no internationally designated sites in close proximity to this site.
b) To avoid development that would significantly impact on sites of national importance.	Will development at this site lead to a significant adverse impact on a site of national importance or its setting?	✓	✓	✓	✓	✓	✓		No. There are no nationally designated sites in close proximity to this site.

³¹ E.g. EfW, MBT, Pyrolysis, Gasification, AD, In-Vessel Composting.

³² At present, the Councils have adopted the use of 'significant adverse impacts/effects' as thresholds for concern because this is the specific wording of Regulation 48 of the Habitats Regulations (that implement the Habitats Directive). The term has also been adopted by national policy (PPS1, PPS10, PPS22 and PPS25). The approach encourages the application of professional judgement and means that impacts are judged on a site-by-site basis.

Land within Dorcan Industrial Estate, Swindon

Exclusionary Objectives	Thresholds of Concern	Suitable Development Types - Summary of Effects						Comments	
		R				C	T		L
		HRC	MRF / WTS	LR	IWR/T				
c) To avoid the loss or damage to ancient woodland.	Will development at this site lead to significant loss or damage of ancient woodland?	✓	✓	✓	✓	✓	✓	No. There is no ancient woodland in close proximity to the site.	
Historic Environment & Cultural Heritage									
d) To prevent development on sites or structures of international historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a WHS or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of international historic and cultural heritage importance in close proximity to this site.	
e) To prevent development on sites or structures of national historic and cultural heritage importance and preserve their setting.	Will this type of waste development lead to a significant adverse impact on a site or structure of national historic and cultural heritage importance or its setting?	✓	✓	✓	✓	✓	✓	No. There are no sites or structures of national historic and cultural heritage importance in close proximity to this site.	
Human Health & Amenity									
f) To avoid development that would lead to impacts on human health.	Will this type of waste development lead to a significant adverse impact on human health?	✓	✓	✓	X	X	X	Site is an industrial estate and is adjacent to and in close proximity (approximately 30 meters) to residential and industrial areas on all sides. Potential for IWR/T, composting and waste treatment to significantly increase atmospheric pollution (dust, odour, spores, emissions) via an increase in transport and/or operations which could affect people living and working in proximity to the site. Remove these waste development types from further consideration.	
g) To avoid development on a playing field where there is no scope for its relocation.	Is the site situated on a playing field where there is no scope for its relocation?	✓	✓	✓				No. The site is not situated on a playing field.	

Land within Dorcan Industrial Estate, Swindon

Land Use						
h) To avoid prejudicing sites allocated in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).	Will this type of waste development affect or be affected by other development plans?	✓	✓	✓		Site is in an area of allocated employment land (Swindon Local Plan 2011). Waste development is compatible with this allocation.
Landscape, Townscape & Visual						
i) To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	Will this type of waste development lead to a significant adverse impact on an AONB or its setting?	✓	✓	✓		No. Site is not located within an AONB or in close proximity to an AONB.
	Will this type of waste development lead to a significant adverse impact on the New Forest National Park or its setting?	✓	✓	✓		No. Site is not located within the New Forest National Park or in close proximity to it.
j) To prevent inappropriate development in the Green Belt.	Will this type of waste development lead to a significant adverse impact on the Green Belt?	✓	✓	✓		No. The site is not located in the Green Belt.
Locational						
k) To locate facilities in line with Policy WCS2 of the Wiltshire and Swindon Waste Core Strategy.	Will development at the site result in a strategic facility being located in an AONB, within close proximity to the New Forest National Park and/or outside the 16km SSCT areas?	✓	✓	✓		No. Site conforms.
Water Environment						
l) To avoid potential impacts on groundwater.	Will this type of waste development lead to a significant adverse impact on groundwater?	✓	✓	✓		Site overlies non-aquifer.
m) To prevent any development in a floodplain that would reduce its capacity.	Will this type of waste development significantly reduce the storage capacity of the floodplain?	✓	✓	✓		No. Site is in Flood Zone 1.

Additional comments & recommendations:

IWR/T, Composting and Waste Treatment should be removed from further consideration on the grounds of potential impacts to human health impacts because of confliction with existing uses and because the site is in close proximity to residential and industrial areas.

Site appraisal should be carried forward for HRC, MRF/WTS and LR.

Discretionary Appraisal STA Colour Grading

Green	Development will support Sustainable Objectives.	Blue	No sustainability constraints.	Yellow	Potential sustainability issues; mitigation considered achievable.	Orange	Sustainability issues; mitigation considered problematic.	Red	Absolute sustainability constraints.
--------------	--	-------------	--------------------------------	---------------	--	---------------	---	------------	--------------------------------------

Stage 2: Discretionary Objectives incorporating Sustainability Appraisal Objectives

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Biodiversity & Geodiversity									
1. To avoid development that would significantly impact on sites of international, national, regional and local importance.	6	The River Cole County Wildlife Site is approximately 0.6 km south east and north of the site. Potential for all waste development types to increase traffic which may increase atmospheric pollution (e.g. noise and fumes) which may disturb habitats and species in this designation. However, existing land uses at the site and distance between the site and designation mean that, impacts on the County Wildlife Site as a result of waste development are unlikely to be adverse. There are no other sites of international, national, regional and local importance in proximity to the site. No adverse impacts.							
2. To avoid the loss or damage to ancient woodland and aged or veteran trees.	6	No ancient woodland in proximity to the site. Site is an existing industrial estate and therefore presence of aged or veteran trees is unlikely. No adverse impact.							
3. To consider the effect of development on community forest.	1 & 6	No community forest in proximity to the site. No adverse impact.							
4. To avoid development that would impact on populations of protected or	6	Site is an industrial estate and no populations of protected or notable species have been recorded on or in close proximity to the site. No							

³³ Please refer to Appendix H for details.

³⁴ The types of waste development contained in this column will depend on the outcomes of the Exclusionary Objectives.

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading								
			R				C	T	L		
			HRC	MRF / WTS	LR	IWR/T					
notable species.		adverse impact although ecological survey may be required to confirm this.									
5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value.	6	Nearest priority habitat is approximately 430 meters east of the site on the other side of the A419. It is unlikely that increased lighting and noise pollution at the site as a result of waste development would disturb these habitats. No adverse impacts.									
6. To ensure that waste management development aims to reduce and buffer the impacts of climate change on vulnerable habitats and species.	6	Site is an industrial estate and damage to green corridors and hedgerows as a result of waste development is unlikely. No adverse impact.									
7. To maintain and expand the Strategic Nature Areas that are identified in the South West Nature Map.	6	Site is not identified as an area that can contribute to the objectives of the South West Nature Map. No adverse impacts.									
Economic											
1. To avoid detrimental impacts on land in or allocated for B1 employment uses.	1 & 3	Site is in an area of allocated employment land (Swindon Local Plan 2011). Key employment areas will be retained primarily for employment generating uses within the Use Classes B1, B2 and B8. Waste development at this site would leave a minor deficiency for B1 uses.									
Historic Environment & Cultural Heritage											
7. To prevent development on sites, areas or structures of international, national and local historic and cultural heritage importance and preserve their setting ³⁵ .	9	No SAMs identified within 0.5 km of the site. No adverse impacts.									
Human Health & Amenity											
1. To avoid development that would lead to impacts on human health.	1 & 12	The site is an industrial estate within an industrial area. A housing estate is approximately 30 meters south of the site and is separated									

³⁵ Including undesignated features of archaeological and historic importance where they are deemed to have potential national or local importance.

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		from the site by a road. Facilities in the area include: Shops – Eldene Local Centre to west (see S13 on SLP Proposals Map), School – Dorcan School to the north of the employment area, leisure facilities also located at the school. Hospital – Great Western Hospital at Commonhead to the south. Impacts on people working on/visiting the industrial estate, impacts on residents living in the housing estates surrounding the site and impacts on the nearby industrial/business and amenity uses will need to be considered. Potential for atmospheric pollution (dust, odour, noise) from increased traffic associated with a HRC and the operation itself, if not mitigated, therefore graded orange. Potential for MRF/WTS to also increase levels of traffic due to the scale of operations, therefore graded yellow. Site is an existing industrial estate and because waste development is likely to replace an existing use on the site the scale and nature of a LR means that potential impacts to human health are unlikely to exceed existing levels on the industrial estate. No adverse impacts, therefore graded blue.	Orange	Yellow	Blue				
2. To avoid the loss or damage to protected trees/groups of protected trees.	6	Site is an industrial estate and the presence of protected trees/groups of protected trees is unlikely.	Light Green	Light Green	Light Green				
3. To minimise detrimental impacts related to noise and vibration.	1 & 12	Waste development is likely to replace an existing use on the industrial estate however there is potential for HRC to significantly increase the level of noise and vibration as a result of increased traffic. MRF likely to also increase levels of traffic due to the scale of operations. LR facilities tend to generate fewer transport movements and are unlikely to exacerbate existing impacts; no adverse impact. Impacts on nearby and adjacent residential and industrial areas, including impacts on people working on and visiting the industrial estate will need to be considered.	Orange	Yellow	Blue				
4. To minimise potential detrimental impacts of odour, dust and fumes.	1 & 12	Potential for HRC and MRF/WTS to increase odour, dust and fume levels as a result of operations and an increase in traffic. HRC has	Orange	Yellow	Blue				

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
		potential to have a significant adverse impact because operations are outdoors and may encourage higher volumes of traffic than existing uses on the industrial estate. MRF/WTS operations are often housed indoors but may still contribute to an increase in fume levels through an increase in traffic and operations. The small scale nature of a LR facility means that impacts are unlikely to be adverse and where possible it is preferable to house this type of waste development indoors to reduce the level of impact.	Orange	Yellow	Blue				
5. To minimise potential detrimental impacts of nuisance (vermin, pests, litter and light pollution).	1 & 12	Potential for increased nuisance from litter, light pollution and vermin associated with a HRC, if not mitigated, therefore graded orange. MRF/WTS and LR are mainly located indoors which reduce potential for nuisance (unless outdoor stock-piling is used as part of operations). No adverse impacts, therefore graded blue.	Orange	Blue	Blue				
6. To minimise any potential detrimental effects to air quality.	1 & 12	Potential for HRC to greatly increase the level of traffic and dust and therefore atmospheric pollution. Potential for MRF/WTS to also increase the level of traffic and atmospheric pollution but dust is less of an issue due to operations mainly taking place indoors. The small scale nature of a LR facility means that impacts are unlikely to be adverse.	Orange	Yellow	Blue				
7. To avoid loss of public footpaths and public rights of way.	1	No PROW present. No adverse impact.	Blue	Blue	Blue				
8. To avoid adverse impacts on the tourist economy, recreational facilities and open space.	1	Dorcan school playing fields are north of the site and Liden Park (R4 on the Swindon Borough Council Local Plan Proposals Map) which includes a local biodiversity site (Policy ENV17) to the south of the site. Waste development on the industrial estate is unlikely to affect these. No adverse impact.	Blue	Blue	Blue				
Land Use									
1. To avoid development on sites of the best and most versatile agricultural land.	1, 4 & 7	Site is an industrial estate and therefore this grading does not apply. No adverse impacts.	Blue	Blue	Blue				
2. To avoid prejudicing sites allocated	4 & 7	Site is in an area of allocated employment land (Swindon Local Plan	Blue	Blue	Blue				

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
in Development Plans for other land uses (e.g. housing, tourism, recreation, etc).		2011). Waste development at this site is compatible with this allocation.	Blue	Blue	Blue				
3. To maximise the use of Brownfield land, redundant buildings and land within or adjacent to existing and planned industrial sites.	3 & 7	Site is on an industrial estate and there are opportunities to re-use existing derelict buildings/plots.	Yellow	Yellow	Yellow				
4. To locate inert waste recycling facilities within operating quarries.	2 & 5	N/A.	Blue	Blue	Blue				
5. To seek to better utilise existing waste management facilities.	4	N/A.	Blue	Blue	Blue				
Landscape, Townscape & Visual									
1. To avoid waste management development which would significantly affect the landscape setting, townscape setting, tranquillity and sense of remoteness of the countryside.	8	The site is an industrial estate however the open nature of a HRC and the scale of a MRF/WTS have potential to affect this setting, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse impact on the existing setting of the site; graded blue. Design of any waste facility would be a key consideration.	Yellow	Yellow	Blue				
2. To prevent the creation of unacceptable visual impacts.	8	Sensitive design of any waste development type would be required to fit in with existing buildings. The site is an industrial estate however the open nature of a HRC and the scale of a MRF/WTS have potential for limited adverse visual impacts, therefore graded yellow. A LR facility is likely to be smaller in scale and would fit in with existing buildings on the industrial estate. Therefore LR is unlikely to have an adverse visual impact; graded blue. Design of any waste facility would be a key consideration. Views from nearby residential areas and roads will need to be considered. Site is slightly lower than land to the south with fencing on a raised bund, mature trees screen site on the western and northern boundaries. Land rises to the east.	Yellow	Yellow	Blue				
3. To prevent inappropriate waste development in the Green Belt.	8	Site is not in the Green Belt.	Yellow	Yellow	Yellow				

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Locational									
1. To locate facilities in line with Policy WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy.	5	Site conforms.							
2. To avoid locating energy from waste facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
3. To avoid locating composting facilities in close proximity to concentrations of population.	2, 3 & 11	N/A.							
Traffic & Transportation									
1. To promote development sites with good links and access to the Wiltshire HGV route network and Primary Route Network (PRN) and to recognise the benefits of inter-connecting the transport network to accommodate associated vehicle movements.	5	The site has direct access off the B4006 which forms part of the Swindon HGV route network. The B4006 is approximately 0.7 km from the A419 (part of the Wiltshire and Swindon HGV Route Networks). The access road from the A419 is Wheatstone Road, the site is on Edison Road which is dual carriageway, access to the site is from eastbound carriageway only. Liden Drive to the south has a weight restriction and freight traffic is directed to use Dorcan Way. Concerns regarding adequacy of the area to accommodate queuing traffic associated with a HRC. Site may require significant new or improved infrastructure to accommodate a HRC. Transport assessment required.							
2. To promote sites in locations that where possible avoid access through residential areas and sensitive land uses (excluding kerbside collections).	1 & 5	Road access to the site is along main roads which define the boundaries of residential and industrial areas.							
3. To promote transportation of waste materials by rail or water wherever possible.	5	No feasible opportunity to transport waste via rail or water.							

Land within Dorcan Industrial Estate, Swindon

Discretionary Objectives	Relevant SA Objective[s] ³³	Assessment of Effects Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Suitable Development Types ³⁴ - STA Colour Grading						
			R				C	T	L
			HRC	MRF / WTS	LR	IWR/T			
Water Environment									
1. To avoid any increase in flood risk.	1, 10 & 12	Site is in Flood Zone 1. No adverse impact.							
2. To avoid, mitigate and where necessary compensate for any significant impacts on the quality and quantity of groundwater, surface water and drinking water resources.	1, 10 & 12	Site is not in a Source Protection Zone or an aquifer. No adverse impacts however potential contamination issues from previous uses may need to be considered.							

Additional comments & recommendations/further information required:

Site potentially suitable for HRC, MRF/WTS and LR.

Detailed assessments required for:

- **Human health and amenity** – potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting existing uses on the industrial estate, residents and other sensitive users in the surrounding area;
- **Landscape and visual** – potential impacts on existing setting and views onto the site from the surrounding area;
- **Transport and access arrangements;**
- **Groundwater issues** – potential for contamination.

Other issues to be considered at the planning application stage:

- **Ecology** – potential impacts on the River Cole County Wildlife Site, protected or notable species identified in the vicinity of the site;
- **Human health and amenity** – potential impacts on nuisance levels affecting existing uses on the industrial estate and the surrounding area.