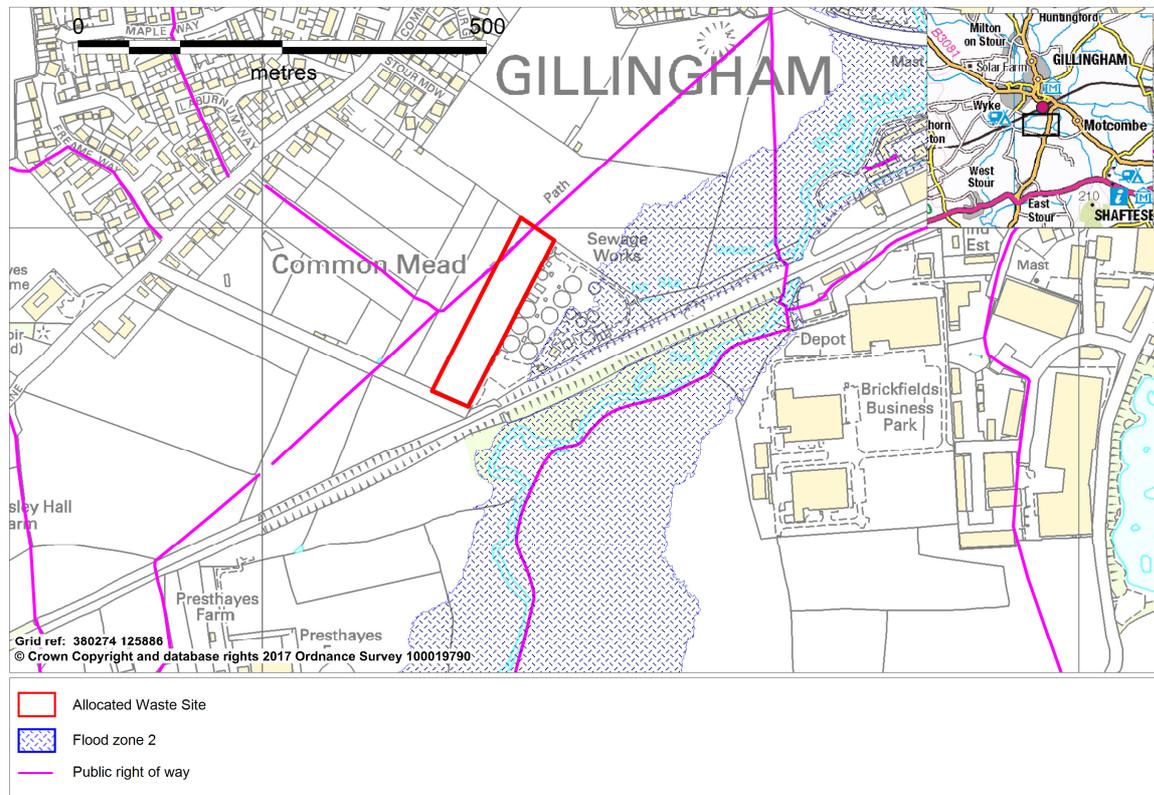


## Bournemouth, Dorset and Poole Waste Plan Site Allocation – December 2017

Reference: Inset 12

Site Name: Gillingham Sewage Treatment Works



### Site Information

<b>Site Location</b> Inc. administrative area	Common Mead Lane, Gillingham North Dorset District Council
<b>Parish/Town Council</b>	Gillingham Town Council, Wyke Ward
<b>Landowner/Agent</b>	Wessex Water
<b>Description of Site</b>	<p>This site is an existing sewage treatment plant situated to the south of Gillingham. With the expansion of the town there will be increased pressure on the sewage treatment works resulting in the need to expand the existing facility.</p> <p>Hedge and tree screening would be around the external perimeter of the proposed new site i.e. the SW,NW and NE facing boundaries.</p>
<b>Site area</b>	1.15ha
<b>Range of facilities being considered and land take requirement</b>	<p>Additional sewage treatment capacity including:-</p> <ul style="list-style-type: none"> <li>• Hydraulic Units – Inlet works, primary settlement tanks, humus settlement tanks.</li> <li>• Biological Units – biological filters, aerated sand filters</li> <li>• Chemical dosing plant – for Phosphorus removal</li> <li>• Additional sludge holding/storage tank(s)</li> </ul>

	An area of up to 50% of that shown in red on the above plan would be required at this stage (including hedge/tree screening, and site roads etc).
<b>Description of Potential Development</b>	Concrete and steel tanks for sewage treatment processes as listed above, with associated mechanical and electrical process plant, equipment and controls, and site roads, paths etc.
<b>Waste proposed to be managed</b>	Waste water treatment facility
<b>Traffic Generation</b>	Mainly as existing, with one additional tanker every two to three weeks (for chemical deliveries and sludge removal).
<b>Access Considerations</b>	Access would be as existing via Common Mead Lane

## Site Assessment

### Part 1 – Sustainability Appraisal

Colours shown below have been attributed to each category to aid the assessment of the site, based on the level and/or nature of potential impact. For example, red highlights a significant/absolute constraint whilst green highlights where the issue is unlikely to be a constraint to development. Positive impacts may also be identified under this category. Further details on the assessment process can be seen in the Sustainability Appraisal Report.

Category	Assessment	Constraint	Opportunity
<b>Site and adjacent land uses</b>	The site is adjacent to the London to Exeter mainline railway to the east and surrounded by agricultural land to the north and west.		
<b>Impact on sensitive receptors</b>	13 residential properties within 250m  Nearest residential properties are 150m to the north west in Stour Meadows.		
<b>Where is waste managed at this facility likely to derive?</b>	Waste will drain from the Gillingham catchment area and surrounding villages.		
<b>Traffic/Access</b>	<u>Local Highway Authority (DCC) Initial Response Feb 2016</u> Acceptable – no highway safety concerns  <u>Highways England Initial Response (April 2016)</u>  No concerns existing situation likely to remain mostly unchanged.		
<b>Public Rights of Way</b>  <b>Senior Ranger</b>	Footpath N64/50 runs through north west corner of site. Footpath N64/51 joins N64/50 at 50m to west of site.  Would require diversion of N64/50 and part extinguishment of N64/51. DCC Rangers discussed this with Wessex Water.		
<b>Protection of Water Resources</b>	<u>Environment Agency</u>		

<p><b>(Hydrology/groundwater/ surface water and flooding)</b></p>	<p>Eastern half of existing sewage treatment plant lies in Flood Zone 2 and FZ3. Proposed extension is 50 to west in FZ1.</p> <p><b>Overall EA position:</b></p> <p>No objection. This development is required because of improvements required under the Asset Management Plan (AMP) process.</p> <p><b>Flood Risk</b></p> <p>Site area is not stated but appears to be around 1 hectare. Given the size of the site ('major' development) a full Flood Risk Assessment (FRA) will need to be submitted in support of any future application in accordance with the National Planning Policy Framework (NPPF). The Lead Local Flood Authority (LLFA) will be the planning consultee in respect of surface water drainage.</p> <p><b>Fisheries and biodiversity</b></p> <p>The proposed site appears to be on improved pasture or arable therefore the impacts on biodiversity are likely to be minimal. There is a substantial tree lined buffer between the site and the watercourse, as well a railway line, which also provides an artificial buffer between the river and the proposed development.</p> <p>Gillingham is a water vole core area and otters are also known to be present on the River Stour, but these species are unlikely to be affected unless the detailed proposals include impacts on the river and river corridor.</p> <p><b>Waste</b></p> <p>If any wastes are brought on to site as part of the development phase, they should be done so under the relevant permit or exemption.</p> <p><b>Pollution prevention</b></p> <p>Appropriate pollution prevention measures will need to be put in place at this site.</p> <p><b>Water Quality</b></p>		
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	There are no water quality objections to this proposal. These are improvements required under AMP.		
<b>Surface water management</b>	<p><u>Lead Local Flood Authority (LLFA) (February 2016)</u></p> <p>Whilst the eastern half of the existing STP site falls within Flood Zones 2 &amp; 3 (medium &amp; high risk of fluvial flooding), the site indicated by the red line boundary is entirely within Flood Zone 1 (low risk of fluvial flooding). However the northern half of the site indicated is thought to be at risk of surface water flooding (1:30/100/1000yr). Given that the site area is given as 1.15 ha any development proposals are likely to be considered as major, for which our involvement and consultation as LLFA would be necessary with regard to surface water management. The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management.</p>		
<b>Land Instability</b>	No issues identified		
<b>Visual Intrusion</b>	<p><u>DCC Landscape Officer</u></p> <p>Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty (AONB) is 5.9kms to the east.</p> <p>The proposed site lies within an open, agricultural and largely undeveloped wedge of countryside which flows up to the urban edges of the town from the south west. This is an important area of open space; accessed and seen from a public footpath, which I feel should be conserved and enhanced as a component of Gillingham green infrastructure network and part of the Upper Stour Valley Landscape Character Area.</p> <p>The proposed site will impact adversely on this area of open countryside and on the amenity of rights of way users. For this reason consideration should be given to relocating the site to the east of the proposed site "tucking it" tight up as far as possible against the railway line, understanding that this may place it within a flood zone. This alternative location will help to minimise intrusion into the open countryside and it would be further from the public right of way. A key part of this redevelopment should be the production of an agreed</p>		

	<p>and comprehensive Landscape Masterplan which retains, protects and enhances existing vegetation, trees and hedgerows. A Landscape and Visual Impact Assessment is also recommended to assess the impacts of the development and to inform any mitigation and/or enhancement measures which are then included in the above Masterplan. This assessment may well recommend alternative locations to the one suggested above which may help to minimise its impacts.</p>		
<b>Nature Conservation</b>	<p><b>DCC County Ecologist</b> No designations within the vicinity</p> <p><b>Are further studies recommended?</b></p> <p>Phase 1 &amp; 2 habitat survey required, plus a botanical survey in the spring. Reptile Survey</p>		
<b>Historic Environment</b>	<p><u>DCC Historic Env. Team</u></p> <p>Gillingham Conservation area 400m to north of site.</p> <p>The site lies to the south of the Medieval town of Gillingham. Archaeological fieldwork in the 1980s and 1990s during construction of the Gillingham bypass and the Waitrose supermarket found the remains of an early suburb of the town. More recently, an archaeological desk-based assessment of the proposed housing site that lies between the bypass and the present site (currently the subject of a planning appeal - APP/N1215/W/15/3005513 Land South Of Le Neubourg Way) has highlighted the potential of that site. In my opinion, that potential also extends to the present site, and so in my view an archaeological assessment and/or evaluation of the site is required before any planning application is determined.</p> <p><u>Heritage Impact Assessment</u> (Undertaken independently by Context One Heritage &amp; Archaeology September 2017) Summary and recommendation for further work</p> <p><i>There are no designated or non-designated assets present on the Site. There are a number of non-designated assets to the north-west, north, north-east and south of the Site, ranging in date from the Neolithic to the post-medieval period. The Site also has a number of Listed buildings situated to the north, one more distantly to the south, and further to the east, a Scheduled Monument. There is therefore potential for</i></p>		

	<i>there to be impact to the setting of assets. It is therefore recommended that further desk based investigation be carried out.</i>		
<b>Airport Safety</b>	Bournemouth Airport 40+ kms to south east.		
<b>Air Quality Inc. Dust</b>	No Air Quality Management Area's in vicinity.		
<b>Agricultural Land</b>	Grade 3		

<b>Sustainability Appraisal Summary</b>	
Extending the existing site would contribute to the provision of an appropriate network of facilities and support growth within Gillingham. The extension area would bring the STW closer to residential properties than the existing site however there is unlikely to be an alternative as FZ2 and FZ3 extend to the northeast of the existing facility.	<b>Yellow</b>

## Part 2 – Deliverability/Viability

<b>Assessment</b>	<b>Constraint</b>	<b>Opportunity</b>
The land is in private ownership, no issues with deliverability		All waste uses

<b>Deliverability/Viability Conclusion</b>	
The land is in private ownership, no issues with deliverability	<b>Green</b>

<b>Development Considerations</b>
<p>The Development Considerations for each site comprise specific requirements, issues and opportunities that should be addressed through a planning application. They are set out in the Waste Plan and re-produced within this site assessment for completeness. It should be noted that the Development Considerations do not comprise an exhaustive list of matters to be considered.</p> <ul style="list-style-type: none"> <li>• Development would require diversion and part extinguishment of public right of way N64/51.</li> <li>• Preparation of a comprehensive landscape masterplan which aims to retain, protect and enhance existing vegetation, trees and hedgerows.</li> <li>• Preparation of an odour management plan.</li> <li>• Archaeological assessment to accompany and inform application.</li> </ul>