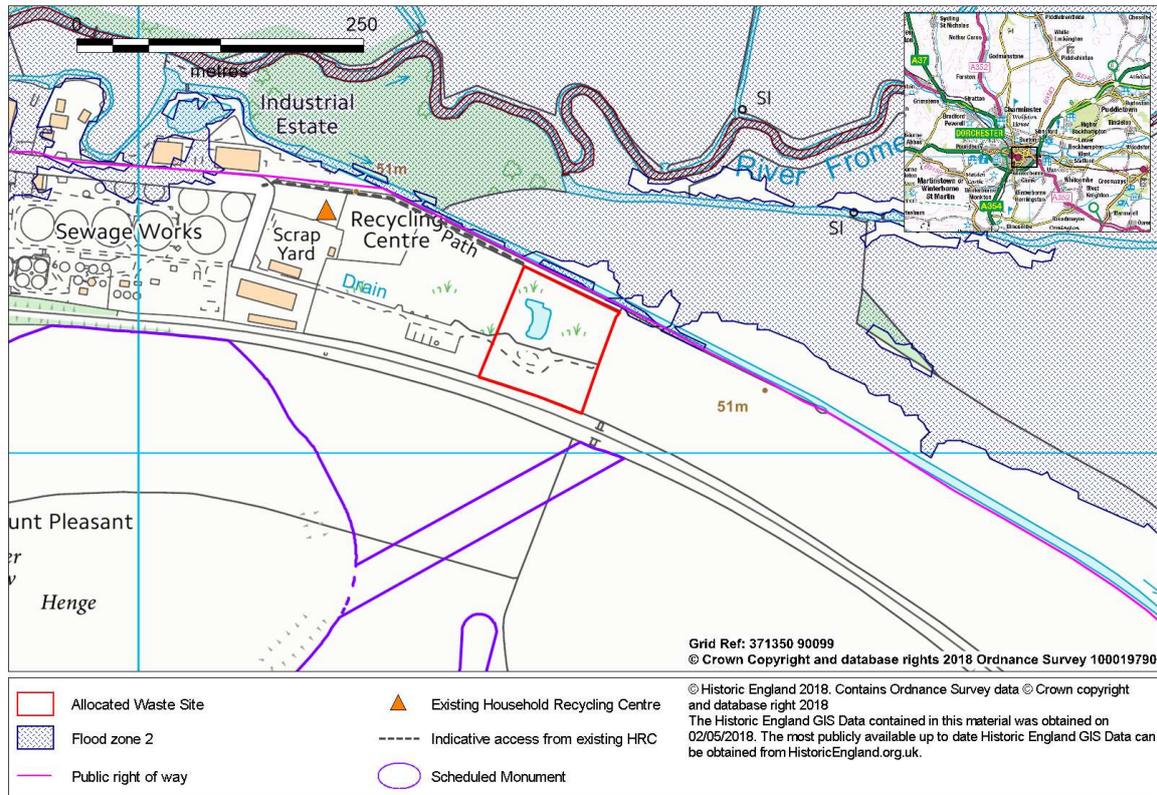


Bournemouth, Dorset and Poole Waste Plan Site Allocation – June 2018

Reference: Inset 5

Site Name: Land east of Loudsmill, Dorchester



Site Information

Site Location Inc. administrative area	Land to the east of Dorchester Sewage Treatment Works West Dorset District Council
Parish/Town Council	Dorchester Town Council
Landowner/Agent	Wessex Water
Description of Site	Brownfield land east of Dorchester Sewage Treatment Works, existing Dorchester Household Recycling Centre, scrapyards and other waste and non-waste uses. Potential for an improved Household Recycling Centre.
Site area	0.92 ha
Range of facilities being considered	Household Recycling Centre (HRC)
Description of Potential Development	A HRC comprising a split-level facility with separation of the public area from the operational area. Space to provide one-way traffic circulation and parking areas is essential. A working area with skips undercover – it is envisaged that this would be a canopy over the public sorting area and over the waste containers which is best practice for site users and staff and to control ingress of rain to the waste.

	<p>Canopy height for yard area: minimum of 5.7m for loading/unloading.</p> <p>Canopy height for public area (at a higher level) can be lower.</p>
Waste proposed to be managed	Local authority collected waste (waste from the householder)
Traffic Generation	<p><u>Private vehicles</u></p> <p>At the existing site there are 116,500 one-way movements per year. Potential for increase in visitors with proposed new housing in/around Dorchester.</p> <p>Highest numbers of vehicles at peak time of the year (summer, bank holidays) and weekends.</p> <p><u>HGVs</u></p> <p>1000 one-way movements per annum</p>
Access Considerations	<p>Access via St George's Road. Partially single track, unadopted road. Beyond this, traffic would utilise the soon to be completed extension to Lubbecke Way.</p> <p>There would be the need for a new access to the site, see indicative route set out above.</p>
Relevant Local Planning Policy	<p>West Dorset District Council and Weymouth & Portland Borough Council Local Plan (2015)</p> <p>The identified site lies outside the development boundary. Policy SUS 2 'Distribution of Development' restricts development outside development boundaries. However, restrictions allow for certain developments including employment, local facilities appropriate to a rural area or close to an existing settlement and specific allocations in a DPD and associated landscape and infrastructure requirements.</p>

Site Assessment

Part 1 – Sustainability Issues

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
Site and adjacent land uses	Brownfield land. Scrapyard and existing household recycling centre lies to the west, with Dorchester Sewage Works beyond. Agricultural land to the east.		
Impact on sensitive receptors	<p>One residential property within 250m.</p> <p>There is a residential area located to the west, beyond the Sewage Treatment Works, with further development under construction at Red Cow Farm. The access road to the site is through this residential area.</p>		

	<p>There is an extensive system of drains across the water meadows to the north and east of the site up to 500m.</p> <p>To the south east of the site is open countryside leading to residential properties to the south and west.</p>		
Appropriateness of location for HRC	<p>Approximately 22,300 residential properties within 5 miles.</p> <p>Residents accessing this facility are likely to come from Dorchester and the surrounding villages and rural area.</p>		
Traffic/Access	<p><u>Local Highways Authority (DCC) – Updated 10/02/16</u></p> <p>No objection from DCC Highways - the site will benefit from the long awaited and soon to be completed extension to Lubbecke Way - would be enhanced if works were included to upgrade the private access road section.</p> <p><u>Highways England Initial Comments (September 2014)</u></p> <p>We note that the existing HRC could possibly be expanded. Given the site's indirect access to the A35 (via the A352) and the number of trips that HRCs can generate the Agency would take a close interest in this, particularly with potential new housing in and around Dorchester. The Agency also has continuing concerns in relation to Max Gate junction onto the A35. New proposals will need to be assessed in line with GTA and the DfT Circular to demonstrate the net impact (positive or negative) such facilities would have on traffic movements on the trunk road network. The site has the potential to be accessed without use of the Strategic Road Network (SRN), but it is not clear to what extent potential use of the SRN may be made, so the HA may seek some form of suitable evidence to demonstrate the potential impact to enable it to support this site. The site is preferable to other sites at Dorchester given its current use and indirect access to the SRN, so should be considered further as a possible favorable site.</p> <p><u>Highways England further comments (January 2016)</u> Comments remain the same</p>		

Public Rights of Way	No public rights of way cross the site, however bridleway, S2/28, runs along the northern boundary of the site		
Protection of Water Resources (Hydrology/groundwater/ surface water and flooding)	<p><u>Environment Agency Comments (05/09/14)</u> <i>NB comments based on wider area of land included in 2015/16 Draft Waste Plans</i></p> <p>Flood Risk</p> <p>Small part of site is within Flood Zone 2. Some flooding is shown on our surface water maps.</p> <p>There is a drain and a single pond on the site, but it is surrounded by an extensive system of drains and water meadows, plus the River Frome flows immediately to the north of the site.</p> <p>If there is an Ordinary watercourse on site – Land Drainage Consent from the Lead Local Flood Authority (LLFA) may be required. LLFA should be consulted on the proposed waste site.</p> <p>Water quality</p> <p>Site is close to the River Frome, which is a SSSI.</p> <p>Groundwater</p> <p>Source Protection Zone (SPZ) 2. This site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. While we have no in principle objection, any development will require a more detailed risk assessment and will be subject to standard conditions for the protection of land and groundwater from contamination and oil storage. Any existing contaminated land will require Site Investigation, Risk Assessment and Remedial Options appraisal in accordance with CLR11.</p> <p>Other</p> <p>Environment Agency depot near to this proposed waste site (Other side of St Georges Road)</p> <p>Waste/ Environmental permitting</p> <p>Impacts upon amenity should be considered bearing in mind the locations of resident and control measures put in place to reduce effects from odour,</p>		

	<p>dust etc. The waste hierarchy should be considered for outputs and processes</p> <p>Are further studies recommended?</p> <p>Flood Risk</p> <p>FZ2 so Sequential Test may be required by the LPA.</p> <p>Sequential Approach required. Detailed FRA required to assess fluvial flood risk, and other sources of flood risk. FRA also to include surface water management up to the design event. There may be restrictions on use of soakaways, depending on the nature of the site (e.g. contaminated/ high groundwater levels).</p> <p>Groundwater and Contaminated land</p> <p>Detailed risk assessment required at the site allocation stage.</p>		
<p>Surface water management</p>	<p><u>Lead Local Flood Authority (LLFA) (February 2016)</u></p> <p><i>NB: Comments based on wider area of land included in 2015/16 Draft Waste Plans.</i></p> <p>The site shown falls marginally within Flood Zones 2 (medium risk of fluvial flooding) along the northern boundary of the existing Wessex Water compound. The site is equally thought to be at risk from surface water flooding during extreme rainfall events (1:1000yr). The site area is given as 3.44 ha and would therefore represent major development, for which our involvement and consultation as LLFA would be necessary, unless sub-divided. 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. Any works to the adjacent Main River Frome, or associated floodplain (Flood Zone 2), is likely to require Flood Defence Consent (FDC) from the EA.</p>		

Land Instability	No issues identified		
Landscape & Visual Impact	<p data-bbox="555 241 967 271"><u>DCC Landscape Officer (13/08/14)</u></p> <p data-bbox="555 309 683 338">1. Context</p> <p data-bbox="555 349 1177 495">On the fringes of the River Frome valley landscape character area but within the context and setting of the industrial commercial uses in the vicinity of the site.</p> <p data-bbox="555 533 818 562">2. Key Characteristics</p> <ul data-bbox="555 573 1201 1144" style="list-style-type: none"> ◆ Partially associated with the sewage treatment works and other industrial/commercial uses near to the site. ◆ Abutting and seen from the main line rail line. ◆ Generally a run down, urban fringe and neglected perception on the far edge of the settlement. ◆ Some large areas of re-vegetating scrub land on previously used parts of the site. ◆ Some regenerated scrub vegetation forms the eastern boundary of the site. ◆ Narrow access road leading into the site and the public right of way that runs along the northern edges of the site. ◆ Isolated site on the far eastern edge of the settlement. <p data-bbox="555 1189 791 1218">3. Landscape Value</p> <p data-bbox="555 1229 1185 1498">The site has low/medium landscape value due to the lack of any significant features of landscape or visual interest or merit and because of its current unused/derelict condition and perception as urban fringe. There is some fringe vegetation which does have significant value as a basis for further enhancement if the site is brought forward.</p> <p data-bbox="555 1543 1174 1637">4. Landscape Susceptibility to Waste Management Facility Development and Opportunities for Mitigation and/or Enhancement</p> <p data-bbox="555 1648 1190 2002">The site has a medium/high susceptibility to the development in question due to the existing use of the surrounding area for similar industrial/commercial activities and a lack of any significant features of landscape or visual interest. The footpath/bridleway running along the north side of the site is the main significant visually sensitive receptor. However the site would also be overlooked by the mainline railway line which runs along the</p>		

	<p>southern boundary. Access into the site down a narrow lane (St George's Road) would create some adverse landscape and visual impacts due to traffic generation and could be a major deterrent to bringing the site forward.</p> <p>A key factor to overcome in bringing this site forward is the site's isolation at the far edge of the settlement and how the site can be successfully integrated with the rest of the nearby commercial/industrial uses to the west.</p> <p>If a comprehensive landscape plan can be agreed there are significant opportunities to mitigate and enhance the site if the development comes forward. This could address the above concern and enhancement could involve appropriate blocks of native tree and shrub planting to provide structure to the site as well as mitigating future development and linking back towards the existing HRC. The existing vegetation along the eastern edge needs to be retained, enhanced and managed to create a strong physical and visual edge along this key boundary.</p> <p>Building height, mass, overall design and any boundary treatment should all enhance and conserve landscape and visual amenity and reduce the developments overall impact. The comprehensive landscape led scheme should enhance the whole site, enhance this entrance to Dorchester as seen from the railway line as well as views from the access road and the adjacent bridleway.</p> <p>5. Conclusion</p> <p>Subject to approving a comprehensive Landscape Masterplan for the site and the surrounding area, to include building and site layout considerations which address the above concerns, it is felt the site could be brought forward. The access road and associated traffic issues are potentially a significant detriment to bringing this site forward.</p>		
Nature Conservation	<p>SSSI, SY88/008 – River Frome 70m to north.</p> <p><u>DCC County Ecologist (28/09/17)</u></p>		

	<p>Development must include careful management of drainage and surface water runoff to avoid impacts on the water quality of the SSSI river.</p> <p>Potential ecological receptors may include common protected reptiles, breeding birds, bats, dormice and GCN. Surveys will be needed to determine presence/absence of these species and ensure adequate mitigation/compensation, plus enhancements, are put in place if this site is brought forward.</p>		
<p>Historic Environment</p>	<p>Scheduled monuments:</p> <ul style="list-style-type: none"> • Enclosure on Mount Pleasant Hill, 25m to south. • Conquer Barrow, 230m to south <p><u>DCC Senior Archaeologist (31/07/14)</u> <i>NB: Comments based on wider area of land included in 2015/16 Draft Waste Plans.</i></p> <p>The western and central parts of the site are undoubtedly heavily disturbed, so archaeological survival is unlikely. This may be true of the eastern part as well, but if such disturbance cannot be demonstrated, pre-determination evaluation may well be appropriate. The impact of any large-scale development on the setting of the Mount Pleasant Scheduled Monument to the south would also need to be considered.</p> <p>A detailed assessment of the potential for impacts on heritage assets for this site has been undertaken for the County Council by Context 1 and is available as a supporting document. The report recommends further assessment of the setting of Mount Pleasant and any impact on this at the application stage.</p> <p><u>Further comments from DCC Senior Archaeologist in relation to Mount Pleasant and Conquer Barrow Scheduled Monuments (06/03/18)</u></p> <p>Although it has been suggested that Conquer Barrow is the earlier, I think it is pretty clear that the Mount Pleasant henge is the earlier feature (dating from the 3rd millennium BC), with Conquer Barrow having been placed next to it a few centuries later. Their location is near the eastern end of a ridge that here overlooks the Frome valley to the north, but which to the west</p>		

	<p>is separated from the valley by the sloping ground that is now occupied by Dorchester town centre.</p> <p>I have no doubt that the two monuments were placed on this high ground in order to be prominent features of the local landscape, so that their location is a vital part of their significance.</p> <p>The St Georges Road industrial area lies at the base of the ridge on its north side, much of it in close proximity to the henge in particular, though separated from it by the railway line. The industrial buildings and paraphernalia severely impede views towards the henge, to the extent that you only get occasional glimpses of the ridge.</p> <p>The proposal site is at the eastern end of the industrial area, and is currently shielded from the footpath that runs from the end of St Georges Road out to West Stafford. As we saw yesterday, and as I have noted before when walking this path, you have to go some way eastwards along it (I estimate about 500m, reaching NGR SY 7160 9010) before there is any real view back to the location of the henge. This is because of trees and vegetation around the industrial area and the proposal site. Even from this position, you ‘have to know what you are looking for’ to see the henge location, and our relatively clear view yesterday was helped by the lack of leaves on the trees, i.e. it would not be so clear in summer.</p> <p>Some of these trees shield the proposal site, which is not directly in line with the henge location from the position referred to above.</p> <p>Hence, I feel that sympathetic design at the proposal site should ensure that the limited views to the ridge from the vicinity are not worsened. Indeed, some scrub clearance might even improve matters.</p> <p>As we saw from the further locations we visited, the St Georges Road area is not the place to appreciate the location of the henge and Conquer Barrow anyway. From across the Frome valley you can see this part of the ridge prominently, with most of the industrial area being largely hidden by trees. The best spot we looked from on our short walk was on</p>		
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	<p>the riverside path near Three Bears Cottage at the southern end of Stinsford village (NGER SY 7100 9086), but there are good views from elsewhere along this path.</p> <p>However, my view is that if you really want to appreciate the location of Mount Pleasant and Conquer Barrow, you head southwest and take the permissive path along the top of Coneygar Hill where it runs along the north side of North Plantation. The viewpoint we went to yesterday is roughly at NGR SY 7030 8900, from where there are clear views not only northeastward to Conquer Barrow and Mount Pleasant, but also along the remainder of the ridge, which had two known Neolithic monuments on it – the Flagstones enclosure that is partly beneath Thomas Hardy’s home of Max Gate (the remainder having been excavated in the 1980s during construction of the Dorchester bypass), and Maumbury Rings. Neither of these other two monuments is clearly visible, though you can see the trees around Maumbury Rings, but you do get a clear impression of the wide area over which all these monuments would have been visible in the prehistoric period.</p> <p>The proposed site is unlikely to impact on the setting of the monuments when viewed from Coneygar Hill, given likely building heights.</p> <p>Further heritage assessment work has been undertaken – see WPDCC-33.</p>		
Airport Safety	NA		
Air Quality Inc. Dust	Dorchester Air Quality Management Area 1.3km to north west, one of the main routes through Dorchester.		
Agricultural Land Classification	Brownfield land.		

Sustainability Appraisal Summary	
As previously developed land, there are limited sustainability impacts. However, there is potential for adverse impact on the setting of Mount Pleasant Scheduled Monument and archaeology. There would be an adverse impact on residential	Yellow

properties along the access route to the site, although there would be the opportunity to provide improvements on the current situation.	
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Part 2 – Deliverability/Viability

Assessment	Constraint	Opportunity
<p>The site in in close proximity to the existing Household Recycling Centre and could provide space to provide an improved facility.</p> <p>The landowner, Wessex Water, is supportive of developing the site for this use and is working on masterplanning the wider site with the inclusion of the earmarked land for the development of a HRC.</p> <p>A long-term lease is likely to be necessary to justify investment in the new site and any contribution towards the improvement of the access road.</p>		

Deliverability/Viability Conclusion	
No issues of deliverability identified.	Green

Development Considerations (Note: Modifications to the development considerations may be proposed through the examination process. See Schedule of Proposed Modifications)
<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 reproduced 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> <ol style="list-style-type: none"> 1. Site would be enhanced by upgrading of the private access road. This should be built into any proposals if practicable. 2. Provision of a suitable new access to the site 3. Comprehensive landscape masterplan for the site and the surrounding area, to include building and site layout considerations and boundary treatment to mitigate any landscape and visual impacts, taking into consideration the setting of Mount Pleasant Scheduled Monument. 4. Site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. Detailed risk assessment to accompany and inform application. Protection of land and groundwater from contamination and oil storage is required. 5. Archaeological pre-determination evaluation, particularly for undisturbed areas of land, to accompany and inform application. 6. Consideration of adverse impact of development on the Mount Pleasant Scheduled Monument. 7. Development must include careful management of drainage and surface water runoff to avoid impacts on the water quality of the River Frome (SSSI). 8. Surveys to determine presence of species including common protected reptiles, breeding birds, bats, dormice and Great Crested Newt. Adequate mitigation/compensation, plus enhancements, should be put in place.