

### Inset 5 - Loudsmill, Dorchester

Dorchester’s existing household recycling centre lies at the eastern edge of Dorchester on a site at the end of St George’s Road. The wider site owned by Wessex Water comprises the sewage treatment works, as well as a metal recycling site. Wessex Water are at the early stages of master planning the site to build in capacity to expand their facilities. Land to the east of the existing household recycling facility is allocated for the provision of a new household recycling facility.

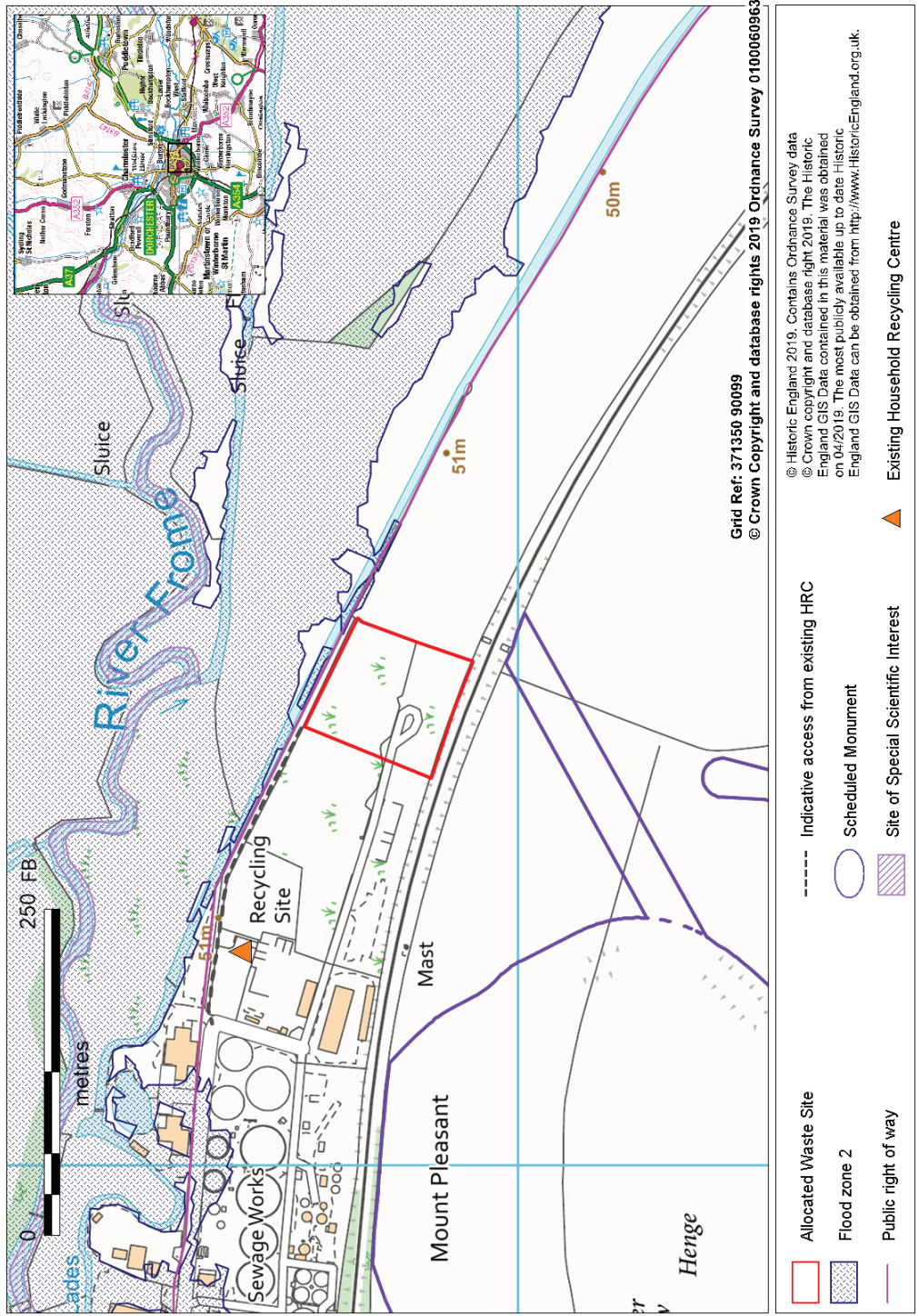
A new site with dedicated access from St George’s Road should facilitate the development of a modern, split level household recycling centre, including a one way traffic circulation route. An improved household recycling centre in this location would continue to serve the residents of Dorchester and surrounding villages.

Parish/Town Council	Dorchester Town Council (Adjacent to Stinsford)
Site area	0.92ha
Existing land use	Brownfield land
Allocated use	Household recycling centre - c. 0.5 - 1ha required
Access	Access via St George’s Road. Partially single track, unadopted road.  There would be the need for a dedicated access to the new site.
Sensitive receptors / designations	St George’s Road is a residential street, along which HGVs serving the facility and private vehicles accessing the site travel.

### Inset 5 - Development Considerations

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 consideration of building height and mass and site layout and boundary treatment to mitigate any landscape and visual impacts, taking into account the assessment of heritage assets (see Development Consideration 4) .
  4. Assessment as part of the planning application of the potential impacts of development on the significance and setting of the Mount Pleasant and Conquer Barrow Scheduled Monuments and Kingston Maurward House and Park. Appropriate mitigation to respond to this assessment should be put in place, including provision of a suitable landscaping scheme to provide screening, including tree and shrub planting, outside of the site.
  5. 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.
  6. Archaeological pre-determination evaluation, particularly for undisturbed areas of land, to accompany and inform application.
7. Development must include careful management of drainage and surface water runoff to avoid impacts on the water quality of the River Frome (SSSI). This should include a buffer comprising wet woodland planting, of native species.
  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.
  9. Any existing contaminated land would require site investigation, risk assessment and remedial options appraisal.

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### Inset 6 - Old Radio Station, Dorchester

The site is allocated for a waste transfer facility and vehicle depot. There is a need for a transfer station for local authority collected waste in the Dorchester area to bulk up recyclates and residual waste collected from Dorchester and surrounding areas. There is also a need for a local authority vehicle depot for the storage of waste vehicles.

If it can be demonstrated that there is no longer a need for such a facility, transfer of C&I and/or CDE waste can be considered where this would be of a comparable nature.

A transfer station would comprise a building within which to store and bulk up waste materials. A waste vehicle depot would comprise hard standing for the storage of waste vehicles and staff cars. Office accommodation, wash down and fuelling facilities and possibly a workshop could be provided.

The Old Radio Station lies to the north of the A35, around 1km west of Dorchester. The site is previously developed and is currently occupied by a Dorset Council bus depot, who are looking to relocate providing the opportunity for a waste facility. There are buildings on-site which formerly housed Friary Press printworks and two other small businesses. The site has good access to the strategic network. Although the site is situated within the Dorset AONB, it is a developed site and is considered appropriate for the proposed uses subject to mitigation.

Parish Council	Bradford Peverell (Adjacent to Winterborne St. Martin)
Site area	3.35ha
Existing land use	Dorset Council bus depot and Dorset Council offices
Allocated uses	Waste vehicle depot - up to 0.5ha required Waste transfer facility - around 1ha required
Access	Access as existing, from A35
Sensitive receptors / designations	There is a residential flat on the site and properties opposite, on the other side of the A35. The site is within the Dorset AONB

**Inset 6 - Development Considerations**

1. Landscape-led masterplan approach to the design of the site so that any adverse impacts upon the AONB are mitigated satisfactorily. The masterplan should take into account the following design considerations:
  - a. Maintaining the baseline position as far as practicable. To include retention of the existing facade of the southern elevation; and retention of management of existing tree and shrub planting.
  - b. Mitigation of any adverse landscape and visual impacts, taking into account the setting of Maiden Castle Scheduled Monument. To include minimising scale and mass of buildings; minimising light pollution and visual impacts of security fencing; use of suitable high-quality materials; and use of new soft landscape to help integrate the development.
  - c. Achieve enhancement. To include review of signage and colour of southern elevation facade and design of gateway to site to provide enhancement opportunities.

2. Transport assessment to accompany and inform application
3. Phase 1 habitat survey and bat survey to accompany and inform application
4. Any existing contaminated land would require site investigation, risk assessment and remedial options appraisal.
5. Site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. Detailed risk assessment to accompany and inform application.
6. Demonstration that the tests set out in paragraph 172 of the National Planning Policy Framework are met.

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