






Waste Development Documents – Site Appraisal Process




Site Appraisal Matrix – Forum Example

Site Name:	Wasteland Industrial Park	Waste management use site appraised for (please tick): (ensure that each site is appraised for all of the uses listed)	Household Recycling Centre	
District:	South Wasteshire		Other Local Recycling	
Town:	Wasteford		Inert Waste Recycling	
OS grid reference:	ST 123 : 456		MRF/ MBT/ Composting uses	a
Date of appraisal:	07/07/05		Energy from Waste (incineration/ anaerobic digestion/ pyrolysis/ gasification)	
Appraised by:	A N Other		Landfill	

Colour Coding:

	Facility actively encouraged as it would resolve an existing sustainability problem		No sustainability constraints and facility acceptable		Potential sustainability issues; mitigation and/or negotiation possible
	Problematic because of sustainability constraints; mitigation or negotiation difficult and/or expensive		Absolute sustainability constraints associated with option		

Exclusionary Objectives

Subject Area	Objectives	Indicators	Thresholds of Concern	Grading
Land Use	1. To avoid prejudicing designated Development Plan land uses (e.g. housing, tourism, recreation, etc)	Land use allocations, zones and proposals in existing Saved Development and new Development Plan Documents	Any direct impact	
	2. To avoid the loss or damage to protected trees and groups of trees	Existence of Tree Preservation Order	Any loss or damage	
Landscape and Visual	1. To prevent development on sites of international or national importance	New Forest National Park	Any direct impacts bar exceptional circumstances where necessary to facilitate economic/ social well being of these areas/ their communities, taking a/c of need, cost & env. impact	

Subject Area	Objectives	Indicators	Thresholds of Concern	Grading
Landscape and Visual ctd		Areas of Outstanding Natural Beauty	Any direct impacts unless in exceptional circumstances where necessary to facilitate economic and social well being of these areas and their communities, taking account of need, cost and environmental impact	
Water Environment	1. To avoid any potential impact on groundwaters	Location of public water supply boreholes	Zone 1	
		Geology/ location of aquifers	Any direct impacts on major aquifers	Site located over major aquifer
	2. To prevent any development in a floodplain that would reduce its capacity	Location of floodplains	Any direct impacts	
		3. To avoid any impact on the hydrological regime	Surface water	Any direct impacts
Nature Conservation	1 To avoid any development that would impact on sites of international importance	Ramsar	Any direct impacts	
		Special Protection Areas (SPA)	Any direct impacts	
		Special Areas for Conservation (SAC)	Any direct impacts	
	2. To avoid any development that would impact on sites of national importance	SSSIs	Any direct impacts	
		National Nature Reserves (NNRs)	Any direct impacts	
Cultural Heritage	1.. To prevent development on sites or structures of international importance	World Heritage Sites	Any direct impacts	

Subject Area	Objectives	Indicators	Thresholds of Concern	Grading
Cultural Heritage ctd	2. To prevent development on sites or structures of national importance	Scheduled Ancient Monuments (SAM)	Any direct impacts	
		Grade I Listed Buildings; Historic Parks and Gardens	Any direct impacts	
		Grade II Listed Buildings; Historic Parks and Gardens	Any direct impacts	
		Registered Battlefields	Any direct impacts	

Comments and Analysis:

Site is well located in respect of identified exclusionary objectives although concerns exist regarding the presence of underlying major aquifer and the potential for impacts upon the local hydrological regime should additional hardstanding areas be needed. Issues will need to be picked up under discretionary criteria and can be controlled e.g. through careful planning for drainage and control of activities at site.

Site Excluded or Suitable for Further Appraisal?

Recommend site is carried forward for further detailed appraisal.

Waste Development Documents – Site Appraisal Process

Site Appraisal Matrix – Forum Example

Colour Coding:

Facility actively encouraged as it would resolve an existing sustainability problem	No sustainability constraints and facility acceptable	Potential sustainability issues; mitigation and/or negotiation possible	Problematic because of sustainability constraints; mitigation or negotiation difficult and/or expensive
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Discretionary Objectives

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Land Use	1. To protect the best and most versatile agricultural land	Agricultural land quality	Avoidance of Grades I, II, IIIa		
	2. To avoid unnecessary use of greenfield land	Land not previously developed	Within areas of built development constraint		
			Within public open space/ recreational areas		
	3. To maximise the use of brownfield land and redundant buildings	Land previously developed and existing redundant buildings		Opportunities to re-use land and buildings	Site is partially derelict /includes disused buildings
4. To avoid prejudicing designated development plan land uses (e.g. housing, tourism, recreation etc)	Land use allocations, zones and proposals in existing Saved Development Plans and new Development Plan Documents	Any indirect impact			

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Land Use ctd	5. To avoid loss of public footpaths and public rights of way	Existence of public footpaths or public rights of way	Any direct or indirect impacts		Public footpath (Great Trek Route) runs along north boundary of site
	6. To prevent inappropriate development in the Green Belt	Land allocated within the Green Belt	Any inappropriate direct or indirect impact		
	7. to consider the effect of rural and urban buffer areas	Land located within a buffer area	Any direct or indirect impact		
	8. To consider the effect of development on community forest	Land located within a community forest	Any effects likely to detract from the designation		
	9. To consider any indirect effect on ancient woodland	Proximity to ancient woodland	Any indirect impacts		
	10. To locate waste to energy facilities away from concentrations of population	Proximity to concentrations of population	Any direct or indirect impacts		
	11. To locate composting facilities away from concentrations of population	Proximity to concentrations of population	Any direct or indirect impacts due to location within 250 metres of facility (bioaerosols)		Site in close proximity to B2 and B8 uses – sensitivity as a employment receptor
	12. To avoid locating waste to energy facilities upwind (of the prevailing wind) of concentrations of population	Relative location of concentrations of population	Any direct or indirect impacts		

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Land Use ctd	13. To avoid locating landfill facilities upwind (of the prevailing wind) of concentrations of population	Relative location of concentrations of population	Any direct or indirect impacts		
	14. To avoid locating waste management facilities in locations where there is an unacceptable topographic variation	Topography	Changes in topography up to 1km radius		Physical scale of buildings will be an issue as site sits in clay vale adjacent to chalk escarpment 800 metres to east
	15. To locate waste management facilities within or adjacent to industrial areas	Location of industrial areas		To locate facilities within or adjacent to industrial areas	Site is in use as an industrial estate
	16. To locate aggregate recycling plants within operating quarries	Location of quarries		To locate facilities within operating quarries	
	17 To seek to better utilise existing waste management facilities	Existing waste management facilities		Potential to extend or maximise the use of existing waste management facilities	
Water Environment	1. To avoid any potential impact on groundwaters	Location of public water supply boreholes	Zones 1, 2 and 3		
		Geology and the location of aquifers	Any direct or indirect impacts on Major or Minor Aquifers		Concern re: waste handling and major aquifer, in particular composting operations/ MBT and effluent
	2. To avoid any impact on the hydrological regime	Surface water	Any indirect impacts		

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading	
Water Environment ctd	3. To avoid locating waste management facilities in areas at risk of flooding	Location of floodplains	Potential flood risk to site			
Amenity	1. To minimise potential detrimental impacts of noise	Location of sensitive land uses (e.g. residential, schools, hospitals)	Adjacent and surrounding land-uses for non-EfW or composting facilities.		Although in industrial use surrounding uses must be considered	
			Within 250 metres of an Energy from Waste Facility	General amenity exclusion zone		
	2. To minimise potential detrimental impacts of odour	Location of sensitive land uses (e.g. residential, schools, hospitals)	Adjacent and surrounding land-uses for non-EfW or composting facilities.		General issue re: odour and other users	Concern rises if composting or MBT
			Within 250 metres of an Energy from Waste Facility	General amenity exclusion zone		
	3. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, light pollution and vibration)	Location of sensitive land uses (e.g. residential, schools, hospitals)	Adjacent and surrounding land-uses for non-EfW or composting facilities.			
			Within 250 metres of an Energy from Waste Facility	General amenity exclusion zone		
	4. To minimise any potential detrimental effects to air quality	Location of sensitive land uses (e.g. residential, schools, hospitals)	Adjacent and surrounding land-uses for non-EfW or composting facilities.			
			Within 250 metres of an Energy from Waste Facility	General amenity exclusion zone		

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Amenity ctd			Within 250 metres of any composting facility	General amenity exclusion/ risk assessment zone	Number of other site users located within 250 m of site
Landscape and Visual	1. To prevent development on Sites of International or National Importance	New Forest National Park	Any indirect impacts	Potential for small scale facilities to be accommodated where located in urban or urban fringe areas or there is scope for suitable natural or non-intrusive mitigatory screening	
		Areas of Outstanding Natural Beauty	Any indirect impacts	Potential for small scale facilities to be accommodated where located in urban or urban fringe areas or there is scope for suitable natural or non-intrusive mitigatory screening	
	2. To consider the potential effects of development on sites of County or Local importance	Special Landscape Areas (SLA)	Any effects likely to detract from the designation		
		3. To prevent the creation of unacceptable visual impacts	Magnitude and sensitivity of potential receptors	Many viewers affected and moderate through to serious change in view from residential, public open space and public right of way	Direct views from adjacent PROW (Great Trek Route) although site in existing industrial use

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Traffic and Transport - ation	1. To promote development sites with good links and access to the Wiltshire Strategic and Local lorry route network	Distance from the strategic and local lorry networks	5 km from the Strategic Lorry Network; 2 km from the Local Lorry Network		Strategic Lorry Route 1.5km to north west; Local Lorry Route 800 metres to west
	2. To promote development sites with good links and (where possible) access to the primary route network	Distance from the primary route network	5 km from the Primary Route Network		Primary Route Network 1.5 km to north west
	3. Ability of inter-connecting (between site and objectives 1 or 2 above) transport network to accommodate associated vehicle movements	Appropriate use of 'A' and 'B' class roads and avoidance of over-reliance of lower class roads	Prolonged usage of unsuitable road network	PPG13: Transport; Wiltshire Local Transport Plan	Local Lorry Network accessed via B class then A class routes
	4. To promote sites in locations that avoid access through residential areas and sensitive land uses	Residential areas, public open spaces, schools, hospitals and concentrations of urban development	Any direct or indirect impacts		Save for local servicing, main haul route and access route directs away from urban area
	5. To promote rail transport wherever possible	Existing in-use or redundant railways and rail sidings		Potential to utilise site for rail access/ co-locate waste uses	
	6. To promote water transport wherever possible	Existing in-use or redundant waterways and wharves		Potential to utilise site for waterways access/ co-locate waste uses	
Nature Conservation	1. To avoid any development that would impact on sites of international importance	Ramsar	Any indirect impacts		
Nature Conservation		Special Protection Areas (SPA)	Any indirect impacts		

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading	
Conservation ctd		Special Areas for Conservation (SAC)	Any indirect impacts		Green	
	2. To avoid any development that would impact on sites of national importance	SSSIs	Any indirect impacts		Green	
		National Nature Reserves (NNR)	Any indirect impacts		Green	
	3. To avoid any development that would impact on populations of protected or notable species	Protected species	Any indirect impacts		Disused site –possible for protected bats/ owls)	structures on roosts/habitat species (esp.
	4. To avoid development that would impact on identified sites of County or local importance	Areas of High Ecological Value; SINC; SNCIs; RIGS; LNRs	Any effects likely to detract from the designation		Land adjacent to CWS 50 metres north of PROW	
	5. To avoid development that would impact upon Biodiversity Action Plan habitats and other habitats of notable ecological value	Wiltshire BAP Priority Habitats and Species	Any effects likely to detract from the designation		Potential due above	to obj. 3 & 4
Cultural Heritage	1. To prevent development on sites or structures of international importance	World Heritage Sites	Any indirect impacts		Green	

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Cultural Heritage ctd	2. To prevent development on sites or structures of national importance	Schedules Ancient Monuments (SAM)	Any indirect impacts		
		Grade I Listed Buildings; Historic Parks and Gardens	Any indirect impacts		
		Grade II Listed Buildings; Historic Parks and Gardens	Any indirect impacts		
		Registered Battlefields	Any indirect impacts		
	3. To consider the potential impact on sites or structures of county or local importance or of national importance that have yet to be determined	Sites and Monuments record	Any direct or indirect impacts to be determined		
		Areas of Archaeological Significance	Any direct or indirect impacts		
		Urban Conservation Areas	Any direct or indirect impacts		
		Grade II Listed Buildings; Historic Parks and Gardens	Any direct or indirect impacts		
Economic	1. To avoid detrimental impacts on land in or allocated for B1 employment uses	Proximity of B1 class development	Any direct or indirect impacts	Potential for development of waste facilities on employment land in multiple use e.g. mix of B1, B2 and B8 class uses	No B1 uses on site

Subject Area	Objectives	Indicators	Thresholds of Concern	Opportunities	Grading
Economic ctd	2. To avoid detrimentally affecting the tourist economy and recreational facilities	Proximity of existing tourist facilities	Any direct or indirect effects		Wasteford historic mkt town centre 1.5 km south of site
		Proximity of recreational and leisure facilities	Any direct or indirect effects		PROW – the Great Trek Route
		Potential haul/ facility access route is used by tourists or recreational users	Any direct or indirect effects		A123 south into Wasteford is also route to site
Proximity Principle	1. To minimise the distance between waste generation locations and the facilities where that waste will be managed	Proximity to areas in need of waste management facility provision	Relative location of areas of need to areas of proposed facility provision		Area lack any processing capacity for MSW/ I&C wastes esp. MRF, MBT or composting plant

Comments and Analysis:

Site is considered to hold potential for development of local and possible strategic waste management facilities, in particular for the processing of pre-sorted recyclables.

Concern exists regarding the suitability of the location for the handling and processing of organic wastes (kitchen and garden wastes) although there is potential on-site for positioning and location of suitable reception areas for these uses, particularly if MBT or in vessel composting.

Key concerns relating to any development at this site centre around the sensitivity of the underlying major aquifer at this point, confirmed by the EA, which would need detailed examination along with the likely impacts of surface water drainage issues, particularly if additional hardstanding areas were required. Both issues can be mitigated for but sensitivity needs further investigation.

Other key concern relates to the potential for protected species to be present on site, especially as length of building redundancy is not known but SWDC officers believe circa 9 years. Further surveys (Phase 1) recommended for site to address. Related concern is the presence of the CWS some 50 metres north of the site the designation of which may not be affected,

Again, suggest that this site and any 'transboundary' impacts from development of appraisal site (REF##) be considered in further ecological survey.

Additional concerns relate to the presence of other businesses on site, particularly from the handling of organic wastes and the composting of such wastes *vis* EA 250 metres bioaerosol buffer zones, and impacts upon the PROW Great Trek route.

Site is very well located with transport links and well away from concentration of population. Also predominantly free of major natural and allocated constraints and designations.

Area is also lacking in the provision of either local or strategic processing capacity for non-hazardous wastes and is an area identified as requiring provision by the Regional BPEO study

Conclusion and Recommendation:

Site should be included as an option for MRF. Potential for inclusion to be extended to MBT and Composting subject to further investigations. All allocations subject to outcomes of ecology surveys.
