

Inset 3 - Area of Search at Brickfields Business Park, Gillingham

The existing Shaftesbury household recycling centre is small and needs bringing up to modern standards. There is insufficient space available to improve the existing site. Land within the extension to Brickfields Business Park is allocated for a replacement facility to serve the growing towns of Shaftesbury, Gillingham and surrounding villages.

The land is allocated in the North Dorset Local Plan (2016) as a Key Strategic Employment Site to form an extension to the existing Brickfields Business Park as part of the Gillingham Strategic Site Allocation, with associated access improvements. There is sufficient space available to facilitate a new split level waste facility including a one way traffic circulation route, and a waste vehicle depot, if required.

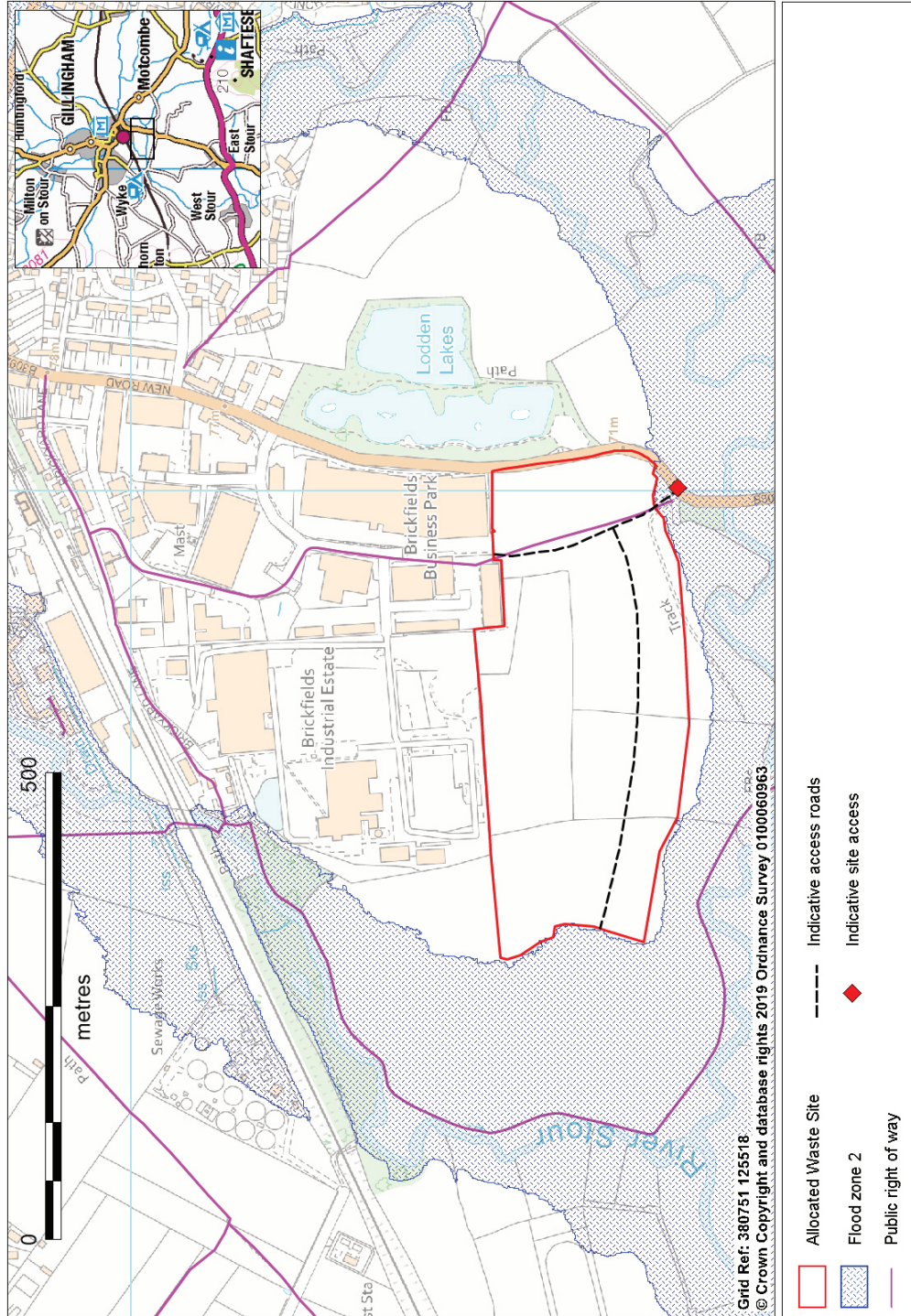
The site is situated on the southern side of Gillingham and therefore in a good location to serve the two towns of Gillingham and Shaftesbury. Master planning for the land is at an early stage therefore a specific site within the business park has not been identified for a waste facility. An area of search has been allocated to address this need.

Parish Council/Ward	Gillingham Town Council
Site area	10ha
Existing land use	Agriculture. The site is allocated employment land and forms part of the planned southern extension to Gillingham
Allocated uses	Household recycling centre (HRC): around 1ha required Waste vehicle depot: up to 0.5ha required
Sensitive receptors	The site lies partially within a consultation zone for a major hazard site. The western and southern boundaries of the site border Flood Zone 2. A public right of way runs through the site.

Inset 3 - Development Considerations

1. Site is within the Gillingham Strategic Site Allocation. Development should accord with Policy 21 of the North Dorset Local Plan (2016).
 2. Comprehensive approach to the design of the site within the Gillingham southern extension, reflecting the design principles for the Strategic Site Allocation.
 3. Capacity issues at Station Road/New Road junction would need to be resolved satisfactorily through mitigation, to include commitment to provision of a new access to the site that would enable access and egress of vehicular access to be directed via proposed new link road between the B3081 to the B3092.
 4. Site is partially within a consultation zone for a major hazard site. The HSE should be consulted on any proposal, at the design stage and prior to application.
 5. Site is on a minor aquifer of secondary or unproductive designation. Protection of land and groundwater from contamination and oil storage is required. Any existing contaminated land would require site investigation, risk assessment and remedial options appraisal.
 6. Avoidance or diversion of public right of way N64/48
 7. Archaeological assessment to accompany and inform application
8. An adequate buffer should be provided to protect the River Stour and Lodden
 9. Any existing contaminated land would require site investigation, risk assessment and remedial options appraisal.

Inset 3 - Brickfield Business Park, Gillingham



Inset 4 - Land at Blackhill Road, Holton Heath Industrial Estate

Land at Blackhill Road is located within Holton Heath Industrial Estate. It is allocated employment land and is well located to serve Wareham and surrounding areas, with good access and limited environmental issues. The site is allocated for a waste transfer facility and vehicle depot.

There is a need for a transfer facility for local authority collected waste to bulk up recyclates and residual waste. There is also a need to re-locate Dorset Waste Partnership's existing waste vehicle depot, in Wareham, which could be accommodated on this site.

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.

Parish Council	Wareham St. Martin
Site area	0.56ha
Existing land use	Employment land currently used for skip storage
Allocated uses	Waste transfer facility Waste vehicle depot
Access	From A351 to Holton Heath Industrial Estate, along Blackhill Road
Sensitive receptors / designations	The road verge adjoining the site is designated as a Site of Nature Conservation Interest

Development Considerations

1. Access should be from the A351 (Blackhill Road) only
2. Protection of verge areas close to the proposed development against damage, particularly from traffic
3. Opportunities for landscape enhancement, for example selected specimen tree planting, should be explored
4. Any existing contaminated land would require site investigation, risk assessment and remedial options appraisal.

Inset 4 - Land at Blackhill Road

