

DORSET LEP BOARD MEETING COVER SHEET

Meeting Date	23 November 2017
Paper Title	Bournemouth, Dorset and Poole Mineral Sites Plan and Waste Plan – Pre-Submission Consultation/Submission and Examination
Paper Author/Contact	Emma Macdonald – Senior Planning Officer, Dorset County Council 01305 228585
Purpose and Summary	<p>Under the provisions of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) the Minerals and Waste Planning Authority (MWPA) has a statutory duty to co-operate with the Dorset Local Enterprise Partnership (LEP) on relevant strategic matters.</p> <p>The purpose of this paper is to update the LEP on the preparation of Minerals and Waste Planning Document and the forthcoming Pre-Submission Consultation, Submission to the Secretary of State and Plan Examination.</p>
Decision Required	To note the progress being made on the Mineral Sites Plan and Waste Plan.
Strategic Links	<p>The provision of a steady supply of minerals and a network of sustainable waste management infrastructure will assist in the achievement of at least three of the LEP priorities:</p> <ul style="list-style-type: none"> • advancing integrated spatial and infrastructure planning across the whole conurbation • planning positively for sustainable economic growth, emphasising the need to be “open for business” • creating a culture of enterprise and improving employability skills, working with schools, colleges and employers to develop an enterprise friendly curriculum
Implications, impacts or risks	The Mineral and Waste Planning Authority has a responsibility to engage with the LEP during the preparation of planning policy documents. Failure to do so could result in the Plans being found ‘unsound’ at examination.
Confidentiality	The attached paper is not confidential.

Bournemouth, Dorset and Poole Minerals and Waste Planning – Update

1. Introduction

- 1.1. Dorset County Council has a 'duty to co-operate' with other authorities and certain bodies on the preparation of development plans. The specific list of statutory bodies is prescribed within the Town and Country Planning (Local Planning) (England) Regulations 2012. This list includes the relevant Local Enterprise Partnership.
- 1.2. The Minerals and Waste Planning Authority (MWPA) has involved the LEP through the preparation of the Mineral Sites Plan and Waste Plan. Engagement began in November 2014 when the LEP was asked to provide feedback on how it would like to be involved in the development of minerals and waste planning documents in the future. The LEP requested regular updates to the LEP Board at key stages and focused engagement on specific issues, as appropriate.
- 1.3. In July 2016, a report on the Mineral Sites Plan and Waste Plan was presented to the LEP Board. As a result, a representation was made by the LEP to the Draft Waste Plan. The LEP expressed concern about the potential adverse impacts from the proposed waste site known as Eco-Sustainable Solutions located at Parley, Christchurch, upon planned growth at Aviation Park. On 7 September 2016, a meeting between the Partnership Director and deputy Chair of the Dorset LEP and the MWPA took place to discuss the concerns raised. This meeting was followed up by a report to the LEP Board on 27 September 2016 which sought to address the concerns that had been raised. The Board considered that the report satisfactorily addressed its concerns and confirmed 'nothing further needed to happen'.
- 1.4. This report provides an update on progress and a summary of the content of the final plans. It also explains the timescales for the forthcoming Pre-Submission Consultation, Submission to the Secretary of State and Plan Examination.

2. Mineral Sites Plan

- 2.1 Local mineral planning policy in Bournemouth, Dorset and Poole is provided by the 2014 Minerals Strategy along with five 'saved' policies from the 1999 Minerals and Waste Local Plan. The Minerals Strategy provides a strategic overview of, among other things, future mineral provision in Bournemouth, Dorset and Poole. However, it did not include specific sites for future minerals development.
- 2.2 Once adopted, the Mineral Sites Plan will complement the Minerals Strategy by providing the necessary spatial and site-specific information required for the delivery of the Strategy and for facilitating the necessary supply of minerals. The Vision and Objectives developed for the Minerals Strategy also apply to the Mineral Sites Plan – these are not reviewed or renewed.
- 2.3 The Mineral Sites Plan identifies specific future locations for sand and gravel, ball clay, Purbeck Stone, other building stone and a site for provision of recycled aggregate. These site proposals are illustrated on an Overview Map included in Appendix 1. Appendix 2 contains a list of the sites and their proposed uses.
- 2.4 There are eight proposed sand and gravel sites and one proposed crushed rock site, located generally in the south-east of the Plan area. It is considered that these sites, in

addition to currently permitted sand and gravel and crushed rock reserves, will allow the Mineral Planning Authority to maintain the existing supply pattern of aggregates, both locally and further afield.

- 2.5 In addition, if for some reason the existing and proposed sources of aggregate are not enough to maintain supply over the life of the Plan, an aggregates Area of Search is also proposed in the Plan which will facilitate additional supply, provided certain criteria are met.
- 2.6 The Plan proposes a ball clay site, seven Purbeck Stone sites and three sites in the north of the Plan area for the provision of building stone. White's Pit at Canford Magna in Poole is an important provider of recycled aggregate. It currently benefits from a temporary permission (to 2022) and is proposed for allocation in the Plan. As noted, further detail on all these proposed allocations is included in Appendices A and B.
- 2.7 In addition to the site allocations and the Aggregates Area of Search, the Mineral Sites Plan also proposes the allocation of the Puddletown Road Policy Area, an area around the Puddletown Road facilitating better-integrated mineral working and longer-term, improved management of mineral sites, after extraction is finished and they have been restored.
- 2.8 Finally, the adopted Minerals Strategy safeguards undeveloped mineral resource, protecting it from needless sterilisation. It also addresses the safeguarding of existing mineral sites. The proposed Mineral Sites Plan takes this latter issue further, providing for a buffer around each of the existing mineral sites to better protect both the existing mineral use and non-mineral uses and users in the vicinity.

3. The Waste Plan

- 3.1 The Waste Plan, once adopted, will establish the vision, objectives and spatial strategy for the development of waste management facilities in Bournemouth, Dorset and Poole up to 2033. It will set out policies and identify specific locations to guide development proposals during the Plan period. It will replace the current 'saved' policies of the Bournemouth, Dorset and Poole Waste Local Plan (2006).
- 3.2 The Waste Plan seeks to move waste up the waste hierarchy through making provision for sustainable waste management facilities that optimise waste reduction and reuse. The Plan aims to address a series of key needs through a combination of site allocations and criteria based policies;
 - The development of new/improved household recycling centres, waste management centres and waste transfer facilities in Blandford, Dorchester, Wareham, Wimborne/Ferndown and Shaftesbury/Gillingham.
 - The provision of localised green waste management facilities to provide a good spatial distribution throughout the County.
 - The movement of wood waste up the hierarchy through facilities for recycling and recovery.
 - The diversion of bulky waste from landfill through the development of a facility for the treatment/transfer of bulky waste.

- The movement of food waste up the hierarchy and provision of localised facilities.
 - The development of facilities for managing non-hazardous waste through treatment facilities within the Plan area to address a significant shortfall in capacity.
 - Safeguarding landfill facilities for the management of waste that cannot be recycled or treated.
 - The provision of localised inert waste recovery and disposal facilities to address the shortfall in provision and facilitate a good spatial distribution.
- 3.3 Appendix 3 contains an overview plan of the sites contained in the Pre-Submission Draft Waste Plan. Appendix 4 contains a list of the sites and proposed uses.
- 3.4 For each site allocation, the Waste Plan includes a series of 'development considerations'. The development considerations seek to highlight any specific key issues associated with sites. These issues will be expected to be addressed in detail through any planning application.
- 3.5 As explained earlier, the LEP Board have previously raised concerns with regards to waste development at Eco-Sustainable Solutions, Parley. This site has been included in the Pre-Submission Draft Waste Plan (Inset 7). It is considered that there are opportunities for intensification at this site. Land at Eco Sustainable Solutions, along with three other sites, are allocated for the management of non-hazardous waste. Appendix 5 includes an extract from the Draft Waste Plan containing details of the allocation and development considerations.

4. Consultation on the Pre-Submission Draft Mineral Sites Plan and Waste Plan

- 4.1 During October and November 2017 both Plans have been considered and agreed by the relevant committees of Bournemouth, Dorset and Poole. The Plans are due to be published for consultation between 1 December 2017 and 31 January 2018. Under the provisions of Regulation 19 of the Local Plan Regulations 2012 (plan publication) representations should consider whether the plans are sound (positively prepared, justified, effective and consistent with national policy) or legally compliant (whether they have followed the correct procedural steps). This will be the final opportunity that stakeholders have to comment on the plans before they are submitted to the Secretary of State for Communities and Local Government, at which point an examination into their soundness will begin.
- 4.2 Throughout the consultation period the Plans will be available to download at www.dorsetforyou.com Background technical documents and evidence will also be made available during the consultation. This will include sustainability appraisal reports, conservation regulation assessments and statement setting out how preparation of the plan has complied with the duty to co-operate and other supporting documents relevant to the plan's production.
- 4.3 The MWPA would welcome any comments that the LEP may wish to make during the consultation period.
- 4.4 The plans will be submitted to the Secretary of State following the Pre-Submission consultation. It is anticipated that submission of both plans will take place in

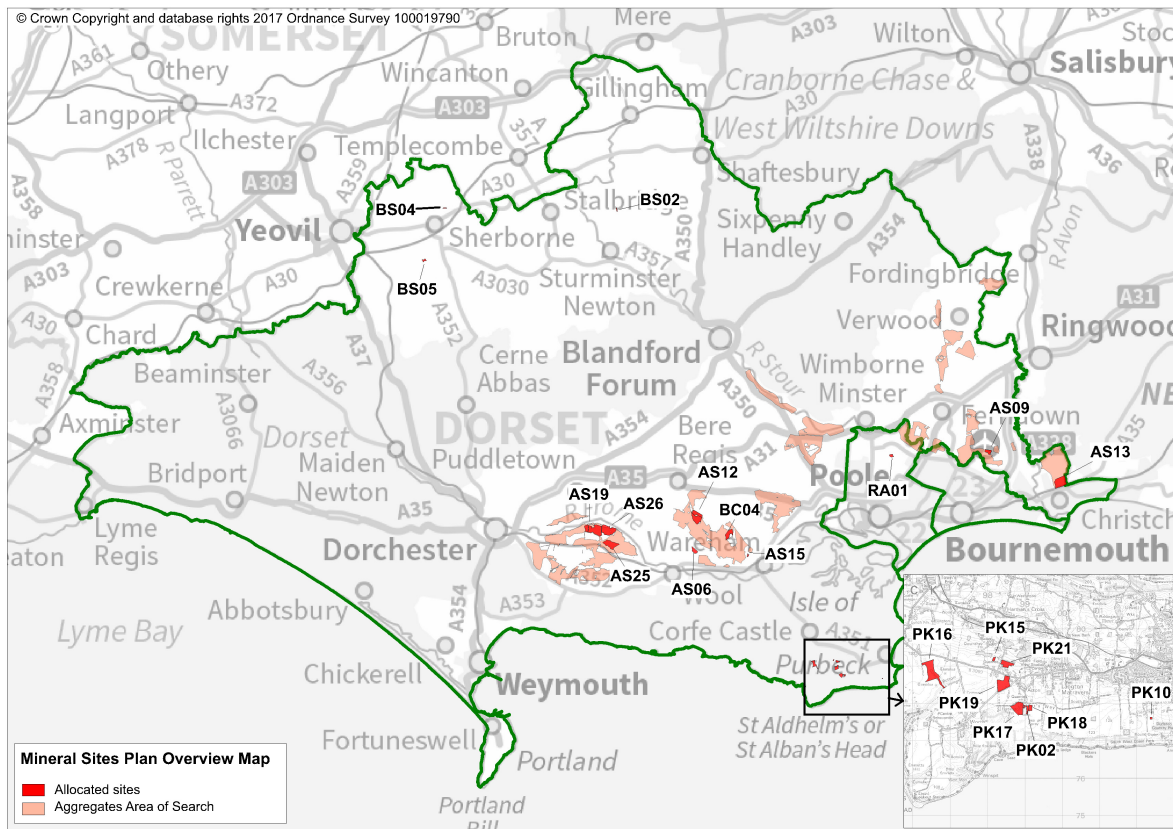
February/March 2018. This should allow for the examination to be run concurrently by a single inspector, with public hearings being held in May/June. This is at the discretion of the Inspectorate and will only be confirmed after the plans have been submitted to the Secretary of State. The examination considers the main and substantive issues which challenge the soundness of the plan.

5. Further Information

- 5.1 If you have any queries or would like any further information do not hesitate to contact the Minerals and Waste Policy Team.

Emma Macdonald
Senior Planning Officer
Minerals and Waste Planning Policy

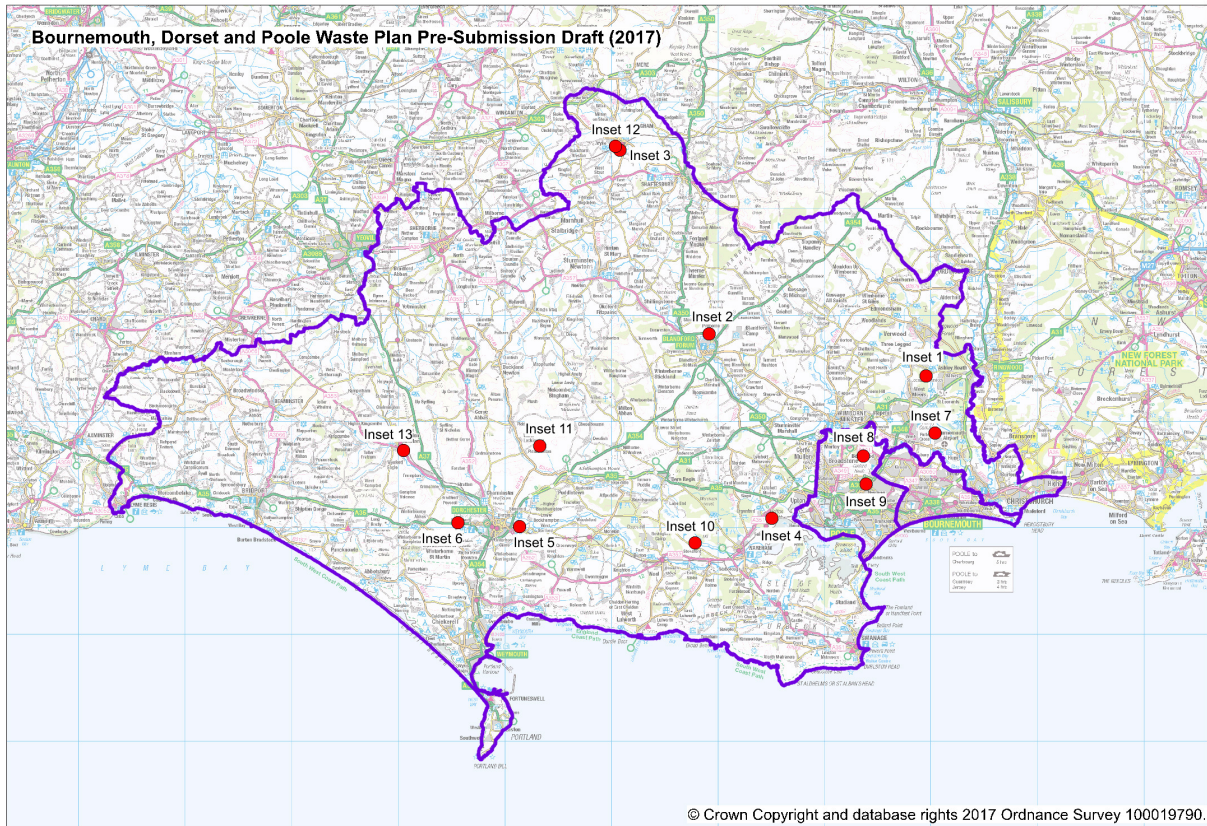
Appendix 1 – Bournemouth, Dorset and Poole Mineral Sites Plan - Overview Map



Appendix 2 - Proposed Mineral Allocations

Site Reference and Name	Proposed Development
AS06 – Great Plantation, Puddletown Road	Extraction of sand and gravel – extension of existing operation
AS09 – Hurn Court Farm, Parley	Extraction of sand and gravel – extension of existing operation
AS12 – Philliol’s Farm, Bere Heath, Bere Regis	Extraction of sand and gravel
AS13 – Roeshot, Christchurch	Extraction of sand and gravel – extension of existing operation
AS15 – Tatchell’s Extension, Wareham	Extraction of sand and gravel – extension of existing operation
AS19 – Woodsford Quarry Extension, Woodsford	Extraction of sand and gravel – extension of existing operation
AS25 – Station Road, Moreton	Extraction of sand and gravel
AS26 – Hurst Farm, Moreton	Extraction of sand and gravel
PK16 – Swanworth Quarry Extension, Worth Matravers	Primarily extraction and crushing of limestone for sale as crushed rock – some extraction of dimension stone. Extension of existing operation
RA01 – White’s Pit, Canford Magna, Poole	Existing operation for the provision and sale of recycled aggregate
BC04 – Trigon Hill Extension, Coldharbour, Wareham	Extraction of ball clay – extension of existing operation.
PK02 – Blacklands Quarry Extension, Langton Matravers	Extraction of Purbeck Stone
PK10 – Southard Quarry Extension, Swanage	Extraction of Purbeck Stone
PK15 – Downs Quarry Extension, Kingston Road, Swanage	Extraction of Purbeck Stone
PK17 – Home Field, Acton	Extraction of Purbeck Stone
PK18 – Quarry 4 Extension, Acton	Extraction of Purbeck Stone
PK19 – Broadmead Field, Kingston Road, Swanage	Extraction of Purbeck Stone
PK21 – Gallows Gore, Harman’s Cross	Extraction of Purbeck Stone
BS02 – Marnhull Quarry Extension, Marnhull	Extraction of building stone
BS04 – Frogden Quarry Extension, Osborne	Extraction of building stone
BS05 – Whithill Quarry Extension, Lillington	Extraction of building stone

Appendix 3 – Overview of sites contained in the Pre-Submission Draft Bournemouth, Dorset and Poole Waste Plan



Appendix 4 – Bournemouth, Dorset and Poole Waste Plan – Site Allocations and proposed uses

Inset Ref	Site	Proposed uses
Inset 1	Woolsbridge Industrial Estate, Three Legged Cross	Waste transfer Treatment of bulky waste
Inset 2	Land South of Sunrise Business Park, Blandford	Waste management centre
Inset 3	Brickfields Business Park, Gillingham	Household recycling centre Waste vehicle depot
Inset 4	Land at Blackhill Road, Holton Heath Ind Estate	Waste transfer Waste vehicle depot
Inset 5	Loudsmill, Dorchester	Household recycling centre
Inset 6	Old Radio Station, Dorchester	Waste transfer Waste vehicle depot
Inset 7	Eco-Sustainable Solutions	Opportunities for intensification of the site inc the management of non-hazardous residual waste
Inset 8	Canford Magna, Poole	Opportunities for intensification of the site inc the management of non-hazardous residual waste
Inset 9	Mannings Heath Industrial Estate	Opportunities for intensification of the site inc the management of non-hazardous residual waste through the preparation of RDF or SRF
Inset 10	Binnegar Environmental Park	Opportunities for intensification of the site inc the management of non-hazardous residual waste
Inset 11	Land at Bourne Park, east of Piddlehinton	Green waste composting
Inset 12	Gillingham Sewage Treatment Works	Extension to existing STW facility
Inset 13	Maiden Newton Sewage Treatment Works	Extension to existing STW facility

Appendix 5
Extract from Bournemouth, Dorset and Poole Waste Plan – Inset 7 Eco Sustainable Solutions, Parley

This is an existing waste management facility incorporating a range of activities including inert recycling, green waste composting, road sweeping recycling and recovery, wood recycling and biomass. There are also permitted activities that benefit from planning permission but are yet to be developed.

There is scope to re-develop and intensify waste management uses on this site and increase the capacity to manage larger quantities of waste and provide the ability to manage waste further up the waste hierarchy. The proposed uses are likely to replace permitted, undeveloped uses.

Parish Council/Ward	Hurn Parish, Christchurch
Site area	16.06ha
Existing land use	Existing waste management facility incorporating, inert recycling, open-windrow composting, wood recycling and biomass and road sweepings recycling and recovery. Anaerobic Digestion and Solid Recovered Fuel Facility (permitted not developed)
Proposed uses	Opportunities for intensification of the site including the management of non-hazardous waste
Potential additional capacity	Site has been assessed for its potential to manage circa 160,000tpa of residual waste
Sensitive receptors	Site lies within the SE Dorset Green Belt One residential property lies within 250m

Development Considerations

1. Appropriate assessment in accordance with the Conservation of Habitats & Species Regulations (2010).
2. Long-term restoration of surrounding heathland given the site's proximity to ecological designations.
3. Given the site's location, next to Aviation Park West, Bournemouth Airport and other large developments, opportunities for combined heat and power should be explored and provided if practicable.
4. The issues of appropriate stack height, colour and lighting must be addressed with regards to aerodrome safeguarding and minimising landscape impacts.
5. Any increased traffic would rely upon the improved Chapel Lane access and internal site infrastructure included within the 2015 Planning permission. Mitigation to address congestion in the area likely to be in the form of a contribution towards B3073 corridor improvements.
6. There should be no net loss of capacity for waste streams that would affect the Waste Plan's spatial strategy. Latest figures should be drawn from published monitoring reports, other relevant information and discussions with the Waste Planning Authority.
7. Suitable controls to minimise odour from the site to acceptable levels will be required.
8. Development of a comprehensive landscape and ecological scheme for the site, with particular attention to mitigation enhancement opportunities for the eastern fields, that are very susceptible to development, and detailed design considerations to minimise visual impacts from any associated stack.
9. Development should demonstrate that there would be no further harm to the openness and purpose of the Green Belt. High standards of design and landscaping will be expected for development within the Green Belt.
10. Application of the sequential test required as small parts of the site are situated within flood zones 2 and 3.

