

Facilities required in North Dorset

Blandford area

- **Waste management centre** - up to 2ha. This would comprise a household recycling centre plus transfer facility, with a height of up to 11m. At the existing waste management centre around 92,600 private vehicles visit the site per year. A new WMC would experience similar traffic levels, possibly with increased private vehicles as the town grows. There would be around 2000 one-way HGV movements per year.

OR

- **Household recycling centre (HRC)** - up to 1ha. Options are being considered for a household recycling centre to replace/improve the existing facility. Around 92,600 private vehicles visit the existing HRC. A new HRC would experience similar traffic levels, possibly with increased private vehicles as the town grows. There would be around 1000 one-way HGV movements per year. It would be up to 11m in height.
- **Vehicle depot** - up to 0.5ha. A depot would comprise a hard standing area for the storage of waste vehicles and staff cars, with office accommodation. There would be around 24 one-way HGV movements and 40 car movements per day.

Shaftesbury/Gillingham area

- **Household recycling centre (HRC)** - up to 1ha. Around 88,800 private vehicles visit the existing household recycling centre. A new HRC would experience similar traffic levels, possibly with increased private vehicles with increased housing in Shaftesbury and Gillingham. There would be around 1000 one-way HGV movements per year.
- **Gillingham Sewage Treatment Works** - an extension to the existing facility is being considered.

Please note: the identification of potential sites within this document does not imply support by the three authorities, or grant of planning permission.

Option WP ND01

Holland Way, Blandford

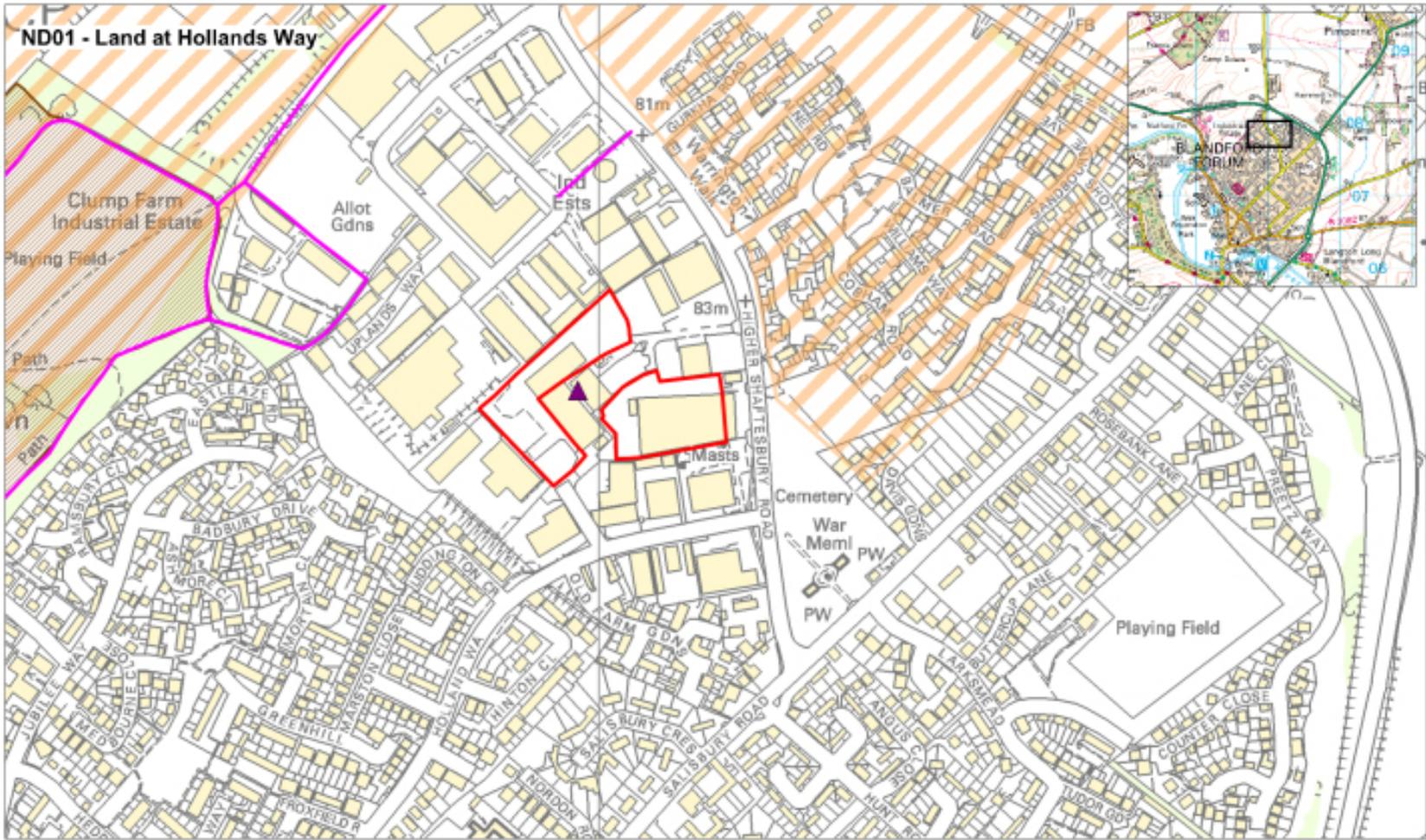
Blandford's existing waste management centre is located on the Holland Way Industrial Estate. This option is for the expansion of the existing facility. This would require additional land to the east and/or north-west.

A larger site would enable the development of a modern household recycling centre with transfer facility and possibly vehicle depot (although this could be located elsewhere). The waste management centre would include a household recycling centre, which would be a split level facility including a one way traffic circulation route, and a transfer facility, which would comprise a building of up to 11m in height for storage and bulking up of recyclables and waste. The HRC would serve the residents of Blandford and surrounding villages. The transfer facility would serve North Dorset.

Sustainability Appraisal Summary

The site is well located, is previously developed land and as an existing waste facility there would be limited sustainability impacts.

Parish Council/Ward	Blandford Town Council
Site area	c. 1 ha and c. 0.8ha
Existing land use	The land being considered is previously developed. Land to the east of the existing WMC has a large derelict building on it.
Potential waste facilities being considered	Waste management centre - 1.5 ha
Access	Access as existing WMC, through the industrial estate.
Sensitive receptors / designations	The nearest residential properties are approximately 90m to the south west.
Deliverability/ Viability	<p>Land to the north/west is unlikely to be a deliverable option for providing an extended WMC as it is understood that the landowner is unwilling to sell/lease the land currently.</p> <p>It is understood that the access to the site located to the east of the existing WMC is under separate ownership to the existing site, though access rights are present. To develop this land the access to the highway would need to be improved, requiring the owner's consent and purchase of the land. It may be necessary to purchase the building at the front of the site to achieve this. This is likely to be a costly option.</p>



	Shortlisted site option		Existing Waste Management Centre
	Cranborne Chase & West Wiltshire Downs AONB		SNCI
	Public right of way		

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Option WP ND02

Land off Shaftesbury Lane, Blandford

The site is a Key Strategic Employment Site for North Dorset, located on the Holland Way Industrial Estate. Permission has already been granted for an Asda superstore and petrol station, with employment units on the eastern portion of the site.

The site could be suitable for a household recycling centre and/or waste vehicle depot. It would not be large enough for an integrated Waste Management Centre due to the already permitted superstore. Any waste facility would need to be accommodated within the eastern portion of the site. The facilities would serve Blandford and surrounding villages.

Parish Council/Ward	Blandford Town Council
Site area	Total size: 5.12 ha; area available: 1.1ha
Existing land use	The site is allocated employment land, but is not yet developed. The site benefits from outline planning permission for development of an Asda superstore plus employment units.
Potential waste facilities being considered	Household recycling centre - 1ha Vehicle depot - 0.3-0.5ha
Access	New access off Shaftesbury Lane
Sensitive receptors / designations	Within Cranborne Chase and West Wiltshire Downs AONB. There are residential properties within c45m of site, to the south-east.
Deliverability/ Viability	The land owner has not confirmed whether the proposed use would be acceptable/possible in relation to the already permitted retail and employment uses.

Sustainability Appraisal Summary

The site is well located. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. There could be a negative impact on quality of life for nearby residents.

ND02 - Land off Shaftesbury Lane



-  Shortlisted site option
-  Cranborne Chase & West Wiltshire Downs AONB
-  Public right of way

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Option WP ND03

Land south of Sunrise Business Park, Blandford

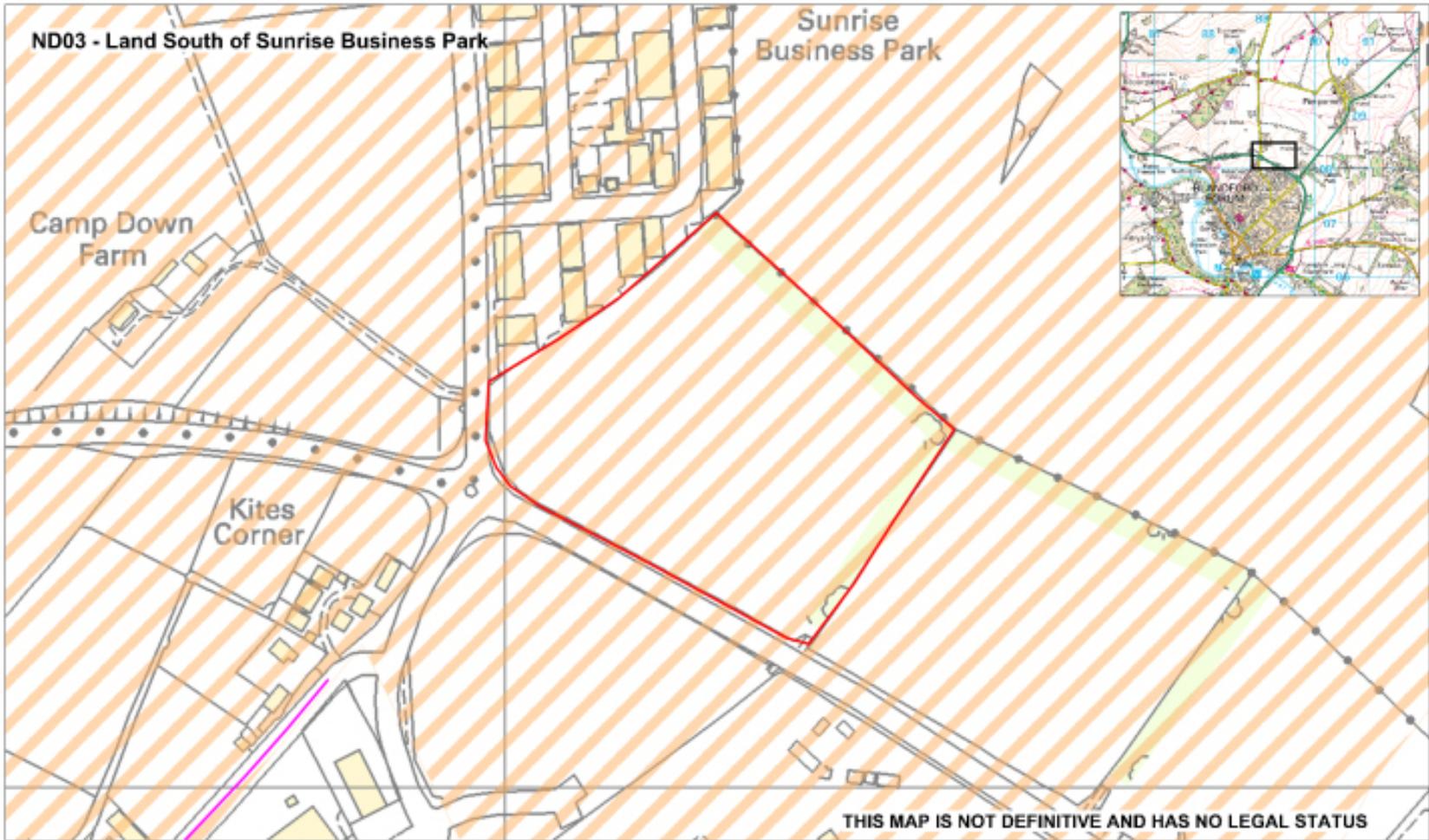
The site lies to the south of Sunrise Business Park and north-east of the A350. The site is greenfield and currently in agricultural use. Although it is not allocated as employment land, the site could form an extension to Sunrise Business Park.

The site could be suitable for a waste management centre, potentially with a vehicle depot (although this could be located elsewhere). The waste management centre would include a household recycling centre, which would be a split level facility including a one way traffic circulation route, and a transfer facility, which would comprise a building of up to 11m in height for storage and bulking up of recyclables and waste. The HRC would serve the residents of Blandford and surrounding villages. The transfer facility would serve North Dorset.

Parish Council/Ward	Blandford Forum Town Council. Site adjoins Pimperne Parish Council.
Site area	5.3ha
Existing land use	Agriculture
Potential waste facilities being considered	Waste management centre with depot: up to 2ha
Access	New access would be required, most likely from roundabout
Sensitive receptors / designations	Within Cranborne Chase and West Wiltshire Downs AONB.
Deliverability / Viability	The landowner is amenable to a waste use in principle.

Sustainability Appraisal Summary

The site is well located. There is the potential for adverse impacts on the AONB. Although it is a greenfield site there would be limited other sustainability impacts.



	Shortlisted Site Option
	Cranborne Chase & West Wiltshire Downs AONB
	Public Right of Way

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Option WP ND04

Brewery Site, Blandford

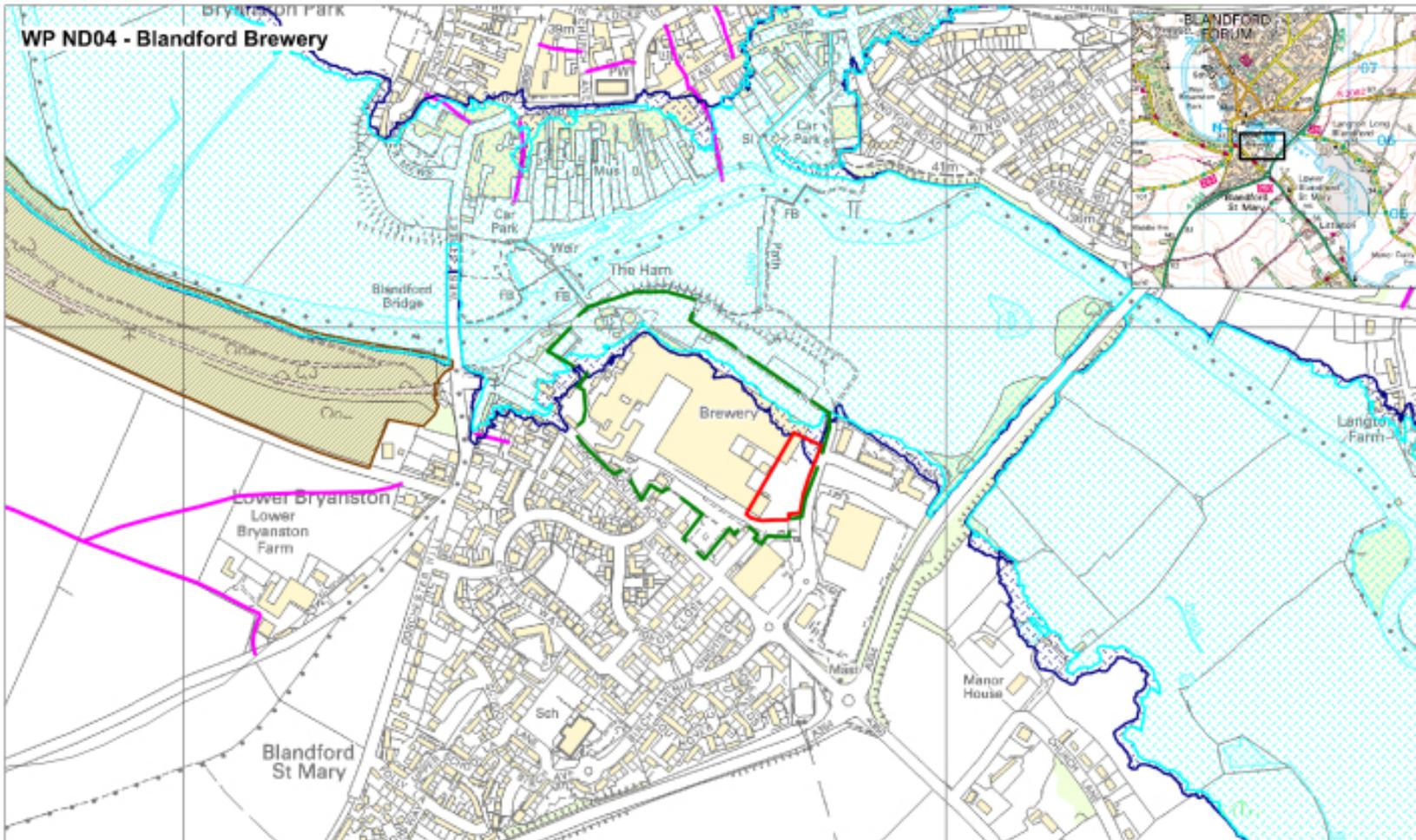
The site being considered is within the Blandford Brewery complex, which is allocated as employment land. The site has outline planning permission for a mixed-use scheme comprising a new brewery complex, housing and employment land.

The area of employment land could be suitable for a waste vehicle depot, comprising a hard standing area for the storage of waste vehicles and staff cars, with office accommodation. There would be no waste storage or management on the site. This would need to be accommodated within the south-eastern portion of the site, adjacent to the proposed new brewery building and north of the main entrance to site. The facility would serve the Blandford area.

Parish Council/Ward	Blandford St. Mary
Site area	0.6ha
Existing land use	Brewery - previously developed land
Potential waste facilities being considered	Vehicle depot: 0.3-0.5ha
Access	Via main entrance
Sensitive receptors / designations	The site lies within the Blandford St. Mary and Bryanston Conservation area. Part of site in Flood Zone 2. There are a number of residential properties to the south west.
Deliverability / Viability	Plans for the development site have not yet been finalised and a decision has not yet been made by Hall & Woodhouse as to whether there will be space to accommodate a vehicle depot.

Sustainability Appraisal Summary

The site is well located and is previously developed land. As allocated employment land and a mixed use regeneration site, there could be a conflict with other potential uses which may provide a greater potential for economic growth. There are limited other sustainability impacts.



	Shortlisted site option		Brewery Site
	Flood Zone 3		SNCI
	Flood Zone 2		Public right of way

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Option WP ND05

Land south of Pimperne

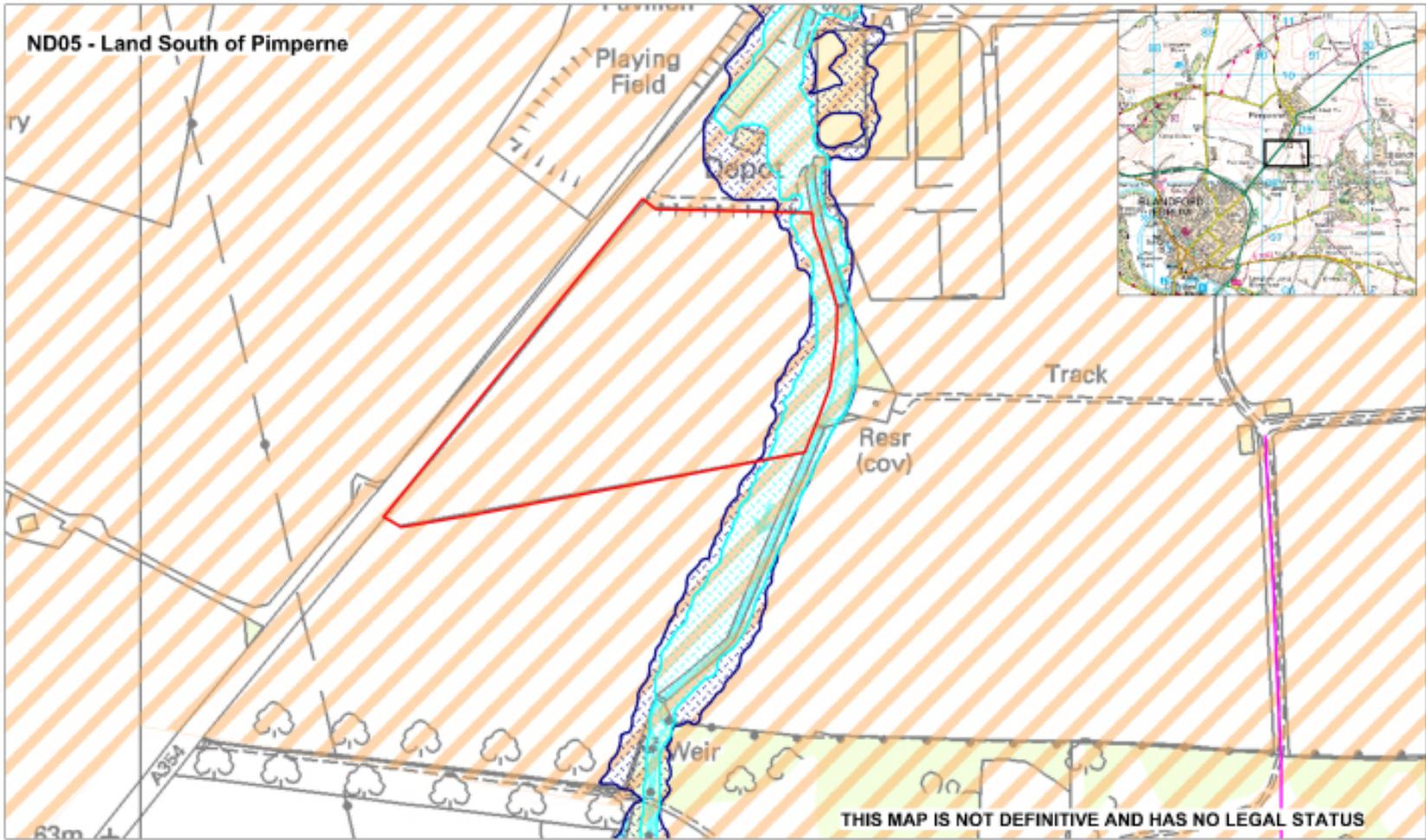
The site lies to the south of Taylors Yard, just south of Pimperne, and east of the A354 . The site is greenfield and currently in agricultural use. It is outside the development boundary and is not allocated as employment land.

The site could be suitable for a waste management centre, potentially with a vehicle depot (although this could be located elsewhere). The waste management centre would include a household recycling centre, which would be a split level facility including a one way traffic circulation route, and a transfer facility, which would comprise a building of up to 11m in height for storage and bulking up of recyclables and waste. The HRC would serve the residents of Blandford and surrounding villages. The transfer facility would serve North Dorset.

Sustainability Appraisal Summary

The site is in a poor location which would result in waste/people travelling greater distances compared to other options. There is the potential for a negative impact on the landscape and the AONB, and the water environment.

Parish Council/Ward	Pimperne Parish Council
Site area	4.08ha
Existing land use	Agriculture
Potential waste facilities being considered and land take required	Waste management centre with depot: up to 2ha
Access	From A354/through Taylor's Yard (tbc)
Sensitive receptors / designations	Within Cranborne Chase and West Wiltshire Downs AONB. The site is located in groundwater Source Protection Zone 1. The eastern part of the site lies within Flood Zones 2 and 3.
Deliverability / Viability	The site was nominated to the Waste Planning Authority by the landowner, Taymix Transport Ltd.



	Shortlisted Site Option		Flood zone 2
	Cranborne Chase & West Wiltshire Downs AONB		Flood zone 3
	Public Right of Way		

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Option WP ND06

Land north of Wincombe Business Park, Shaftesbury

Shaftesbury's existing household recycling centre is located at Wincombe Business Park. This option is for the expansion of the existing facility. This would require additional land to the north, beyond the existing boundary of the business park. This is greenfield land, in Wiltshire.

A larger site would enable the development of a modern household recycling centre, which would be a split level facility including a one way traffic circulation route. The HRC would serve the residents of Shaftesbury, Gillingham and surrounding villages.

Sustainability Appraisal Summary

The site is well located. There is the potential for adverse impacts on the AONB. Although it is a greenfield site, there would be limited other sustainability impacts.

Parish Council/Ward	Donhead St. Mary Parish (Wiltshire)
Site area	0.2ha
Existing land use	Agriculture
Potential waste facilities being considered and land take required	Household recycling centre (extension)
Access	As existing, through Wincombe Business Park
Sensitive receptors / designations	There is some housing to the west of Wincombe Business Park.
Deliverability / Viability	There are three landowners, all of whom are amendable to a waste use in principle.

ND06 - Land north of Wincombe Business Park



- Shortlisted site option
- Cranborne Chase & West Wiltshire Downs AONB
- Public right of way
- Existing Household Recycling Centre
- Dorset/Wiltshire border

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Option WP ND07

Brickfields Business Park, Gillingham

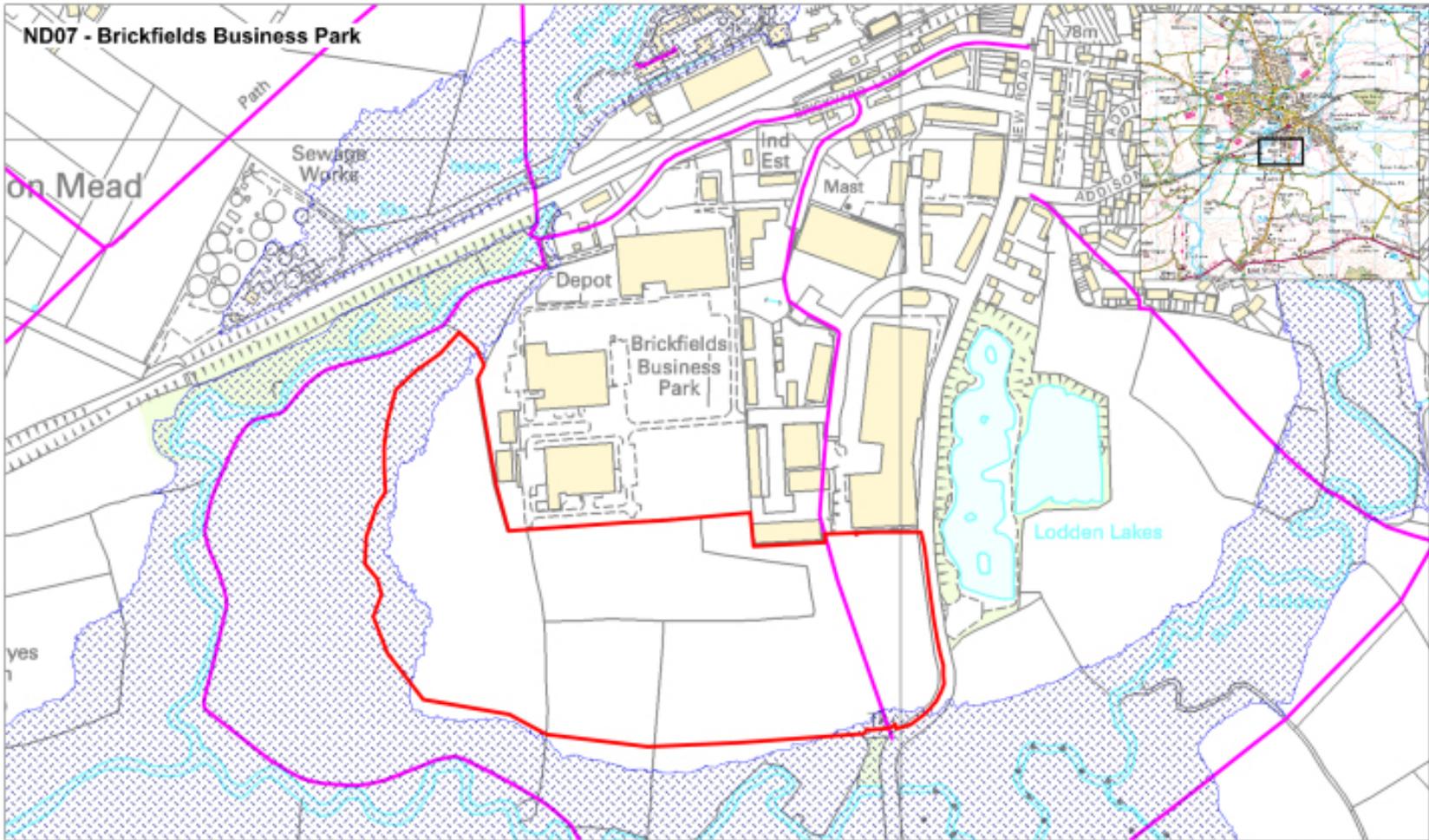
This site is land to the south of the existing Brickfields Business Park. The land is allocated as a Key Strategic Employment Site to form an extension to Brickfields Business Park. The land also forms part of the proposed Gillingham Southern Extension.

The site could be suitable for a household recycling centre, which would be a split level facility including a one way traffic circulation route, and a waste vehicle depot. The facility would be located on an appropriate site of around 1.5ha within the wider employment site. This option would mean the relocation of the Shaftesbury HRC to Gillingham. The HRC would serve the residents of Shaftesbury, Gillingham and surrounding villages.

Parish Council/Ward	Gillingham Town Council
Site area	11ha
Existing land use	Agriculture. There is planning permission for an office complex on the northern part of the site.
Potential waste facilities being considered	Household recycling centre (HRC): 1ha Depot: up to 0.5ha
Access	The Gillingham Southern Extension includes a new link road from the B3081 to the eastern boundary of the site. Access would be via this route.
Sensitive receptors	The site lies within a hazardous installations consultation zone. The western and southern boundaries of the site border Flood Zone 2. A public footpath runs through the site.
Deliverability / Viability	It is understood that the landowner has no objection in principle to the proposed use.

Sustainability Appraisal Summary

The site is well located. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. There is the potential for adverse landscape impacts.



- Shortlisted site option
- Flood zone 2
- Public right of way

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Option WP ND08

Enmore Green, Shaftesbury

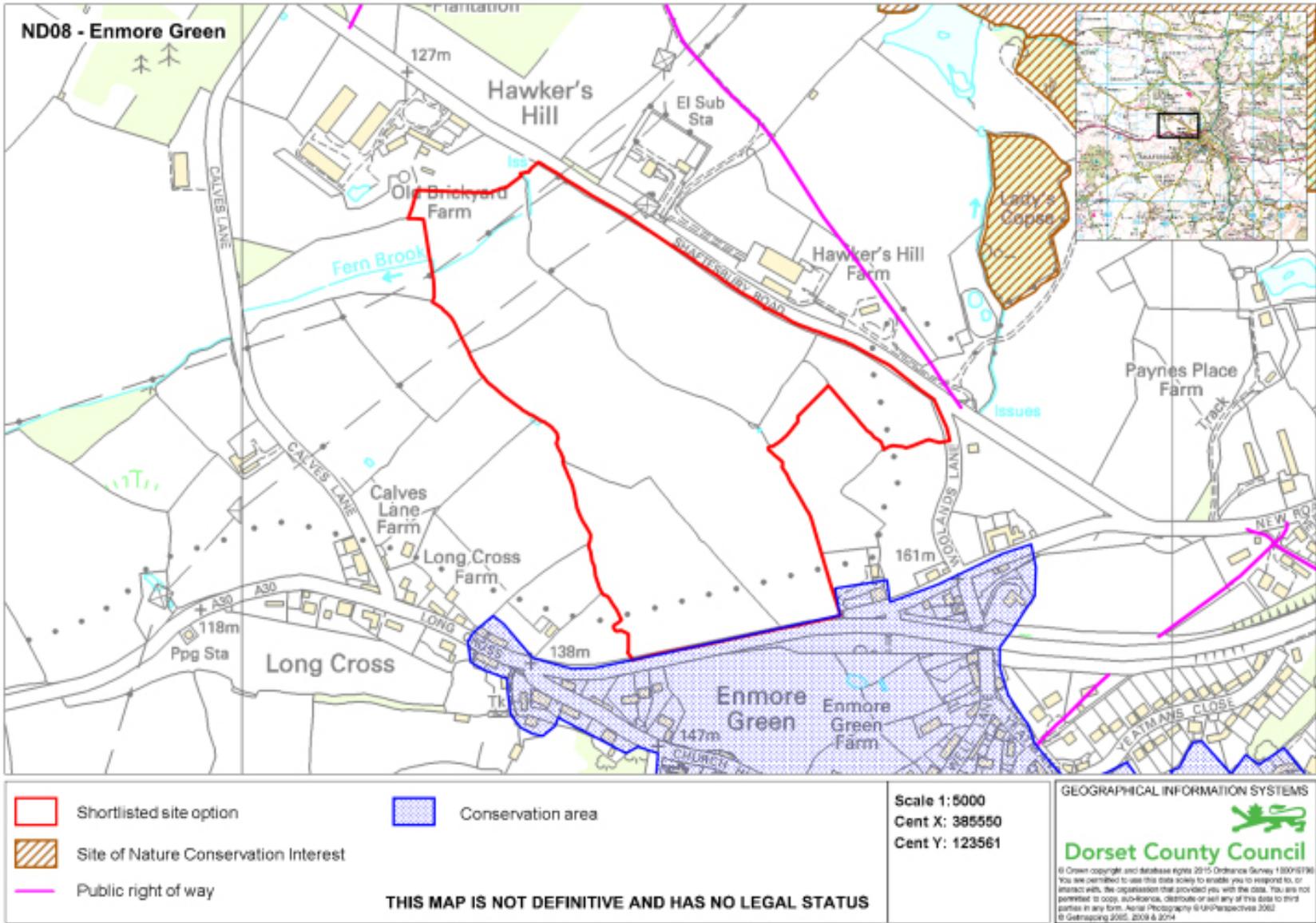
The site lies to the south of the B3081 and north of the A30, to the north-west of Shaftesbury. This is a greenfield site which is not allocated as employment land. A new link road from the B3081 south to the A30 is proposed which follows a north – south route through the site.

The site could be suitable for a household recycling centre, which would be a split level facility including a one way traffic circulation route, and a waste vehicle depot. The facility would be located on an appropriate site of around 1.5ha within the wider site, most likely to the east of the new link road. The HRC would serve the residents of Shaftesbury, Gillingham and surrounding villages.

Parish Council/Ward	Motcombe Parish Council; Shaftesbury Town Council
Site area	14.3ha
Existing land use	Agriculture
Potential waste facilities being considered	Household recycling centre: 1 ha Depot: Up to 0.5ha
Access	Via proposed link road
Sensitive receptors / designations	Shaftesbury Conservation Area abuts the southern boundary of site. Residential properties lie 50m to the south of the site. Likely to be adverse landscape impact.
Deliverability/ Viability	Site is owned by Dorset County Council. Site only likely to be deliverable if link road is developed.

Sustainability Appraisal Summary

The site is well located, however there is the potential for significant adverse impacts on the landscape. There is also the potential for adverse impacts on nearby residential properties and the historic environment.



Option WP ND09

Gillingham Sewage Treatment Works

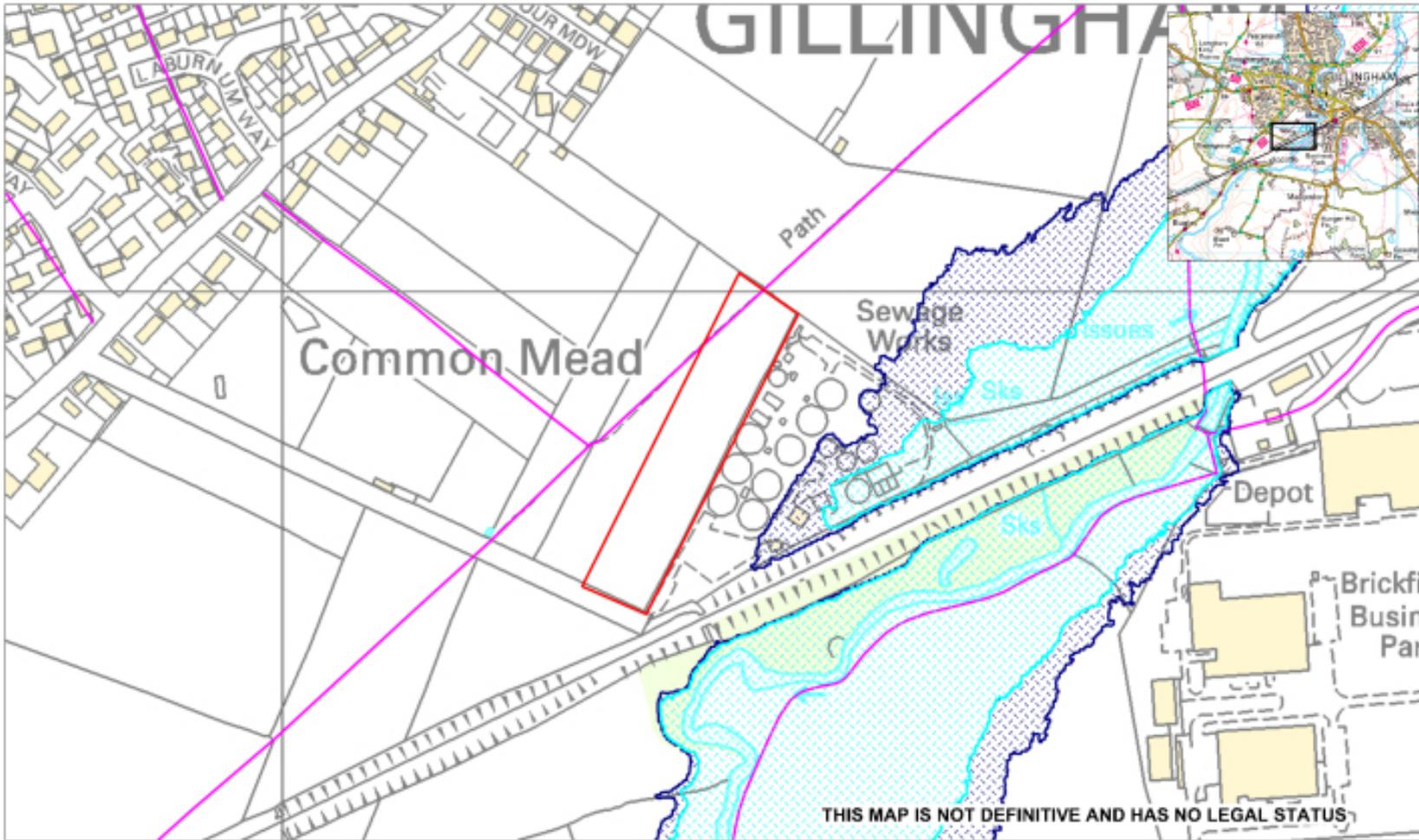
This site comprises land to the north west of Gillingham's existing sewage treatment works and would form an extension to the existing facility. There is a requirement for additional capacity, which would include hydraulic units, biological units, a chemical dosing plant and additional sludge holding/storage tank(s). The need for expansion has been driven by the expansion of the town.

An area of up to 50% of that outlined in red would be required at this stage (including hedge/tree screening, and site roads etc).

Parish Council/Ward	Gillingham Town Council
Site area	1.15ha
Existing land use	Agriculture (Grade 3)
Potential waste facilities being considered	Sewage treatment works (expansion)
Access / Traffic	Access as existing via Common Mead Lane. Traffic largely as existing, with one additional tanker every two to three weeks.
Sensitive receptors / designations	A public footpath crosses the northern part of the site.
Deliverability / Viability	The site is being promoted by Wessex Water.

Sustainability Appraisal Summary

Extending the existing site would contribute to the provision of an appropriate network of facilities and support growth within Gillingham. The extension area would bring the STW closer to residential properties than the existing site however there is unlikely to be an alternative as FZ2 and FZ3 extend to the northeast of the existing facility.



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|---|-------------------------|---|--------------|
|  | Shortlisted site option |  | Flood zone 3 |
|  | Public right of way |  | Flood zone 2 |

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Facilities Required in Poole

The following strategic facilities are required in the SE Dorset area, which includes the Borough of Poole

- **Management of bulky waste** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This facility would serve a strategic need, therefore waste could arise from throughout the plan area. A land take of at least 1ha of land may be required to facilitate a 30,000tpa facility, which would generate between 4 and 10 (one way) HGV movements per day. Facilities would generally be enclosed within a building.
- **Residual waste treatment facility** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This would serve a strategic need, therefore waste could arise from throughout the plan area. A residual waste treatment facility would deal with waste that cannot be recovered for recycling and/or composting. The treatment process can be typically housed in an industrial type building and a land take of up to 3ha may be required. A range of treatment methods could be considered. Treatment facilities vary in scale depending on the tonnage of waste they are designed to manage. In any case, all waste would be stored and treated within a large building, minimum 8m in height and may also have a chimney to discharge exhaust gases. This could be at a height of 35 to 40m. The facility could operate 24 hours a day and scope for connection to the grid or heat receptors would be an advantage. A typical energy from waste facility could manage 100,000 tpa of residual waste which would generate 20-40 (one way) HGV movements per day.

In addition, Nuffield Waste Management Centre is also being considered as an option to address the need for a Household Recycling Centre for use by residents in the East Dorset Area.

Please note: the identification of potential sites within this document does not imply support by the three authorities, or grant of planning permission.

Option WP PO01

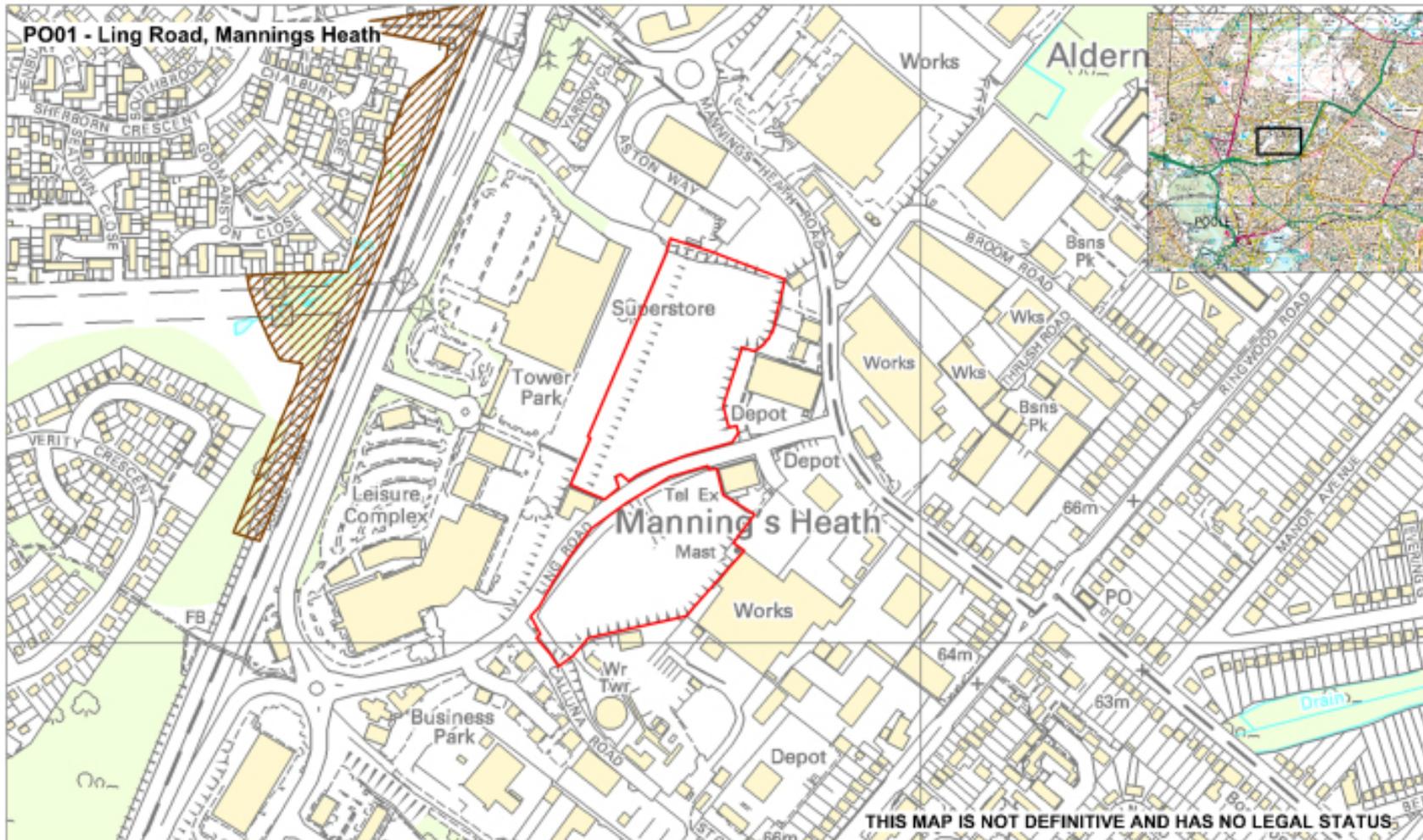
Area 2 and 3, Ling Road, Mannings Heath

These two parcels of land are situated on Mannings Heath Industrial Estate one of the largest and strategically important employment areas in Poole. Area 2, Ling Road benefits from permission for the development of a Materials Recycling Facility (MRF). Opportunities within Area 2 will depend on who is awarded the contract to develop a MRF to deal with Dorset's recyclables. Area 3, Ling Road forms part of the permitted site for lorry parking. However, there is a further area of land at this site that may be available for additional waste related uses, which could complement the MRF activities.

Parish Council/Ward	Newton Ward, borders Alderney Ward to the east
Site area	Area 2 –2.21 ha Area 3 – 2.76 ha
Existing land use	Employment Land
Potential waste facilities being considered	Bulky waste transfer/treatment - at least 1 ha Residual waste treatment - up to 3 ha
Access	Access onto Ling Road
Sensitive Receptors	Residential properties with 250m, Tower Park entertainment complex and Tesco adjacent to site.
Deliverability/ Viability	The level of opportunity will depend on whether a MRF is developed on the site. This should become known during the preparation of the Waste Plan.

Sustainability Appraisal Summary

The site is strategically well located; no significant sustainability issues have been identified.



<ul style="list-style-type: none">  Shortlisted site option  Site of Nature Conservation Interest 	<p>Scale 1:5000 Cent X: 403750 Cent Y: 94170</p>	<p>GEOGRAPHICAL INFORMATION SYSTEMS</p>  <p>Dorset County Council</p> <p><small>© Crown copyright and database rights 2015 Ordnance Survey 100019796 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, re-transmit, distribute or sell any of this data to third parties in any form. Aerial Photography is UK Perspective 2002 © Getmapping 2005, 2008 & 2014</small></p>
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Option WP PO02

Site Control Centre, Canford Magna

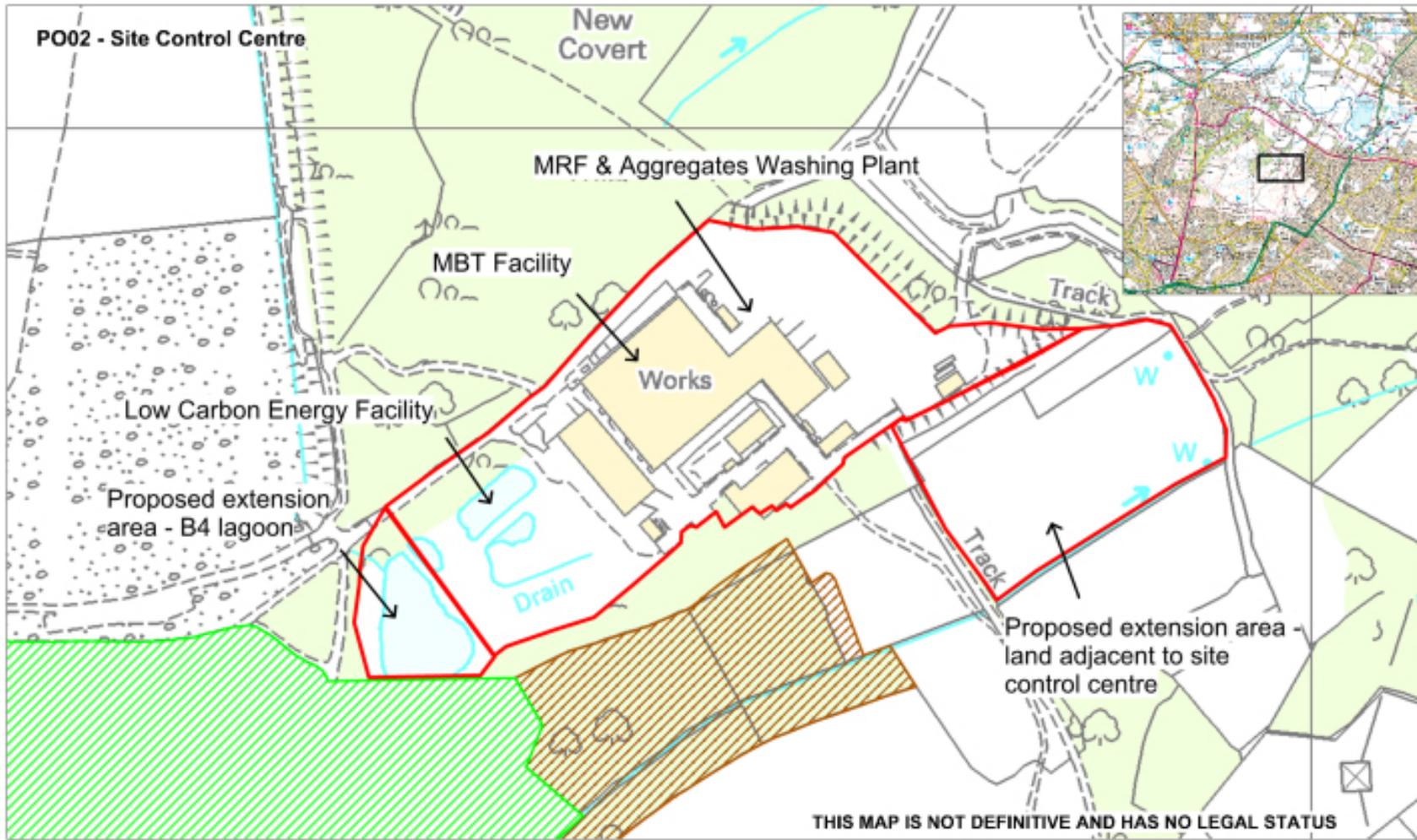
The Site Control Centre consists of a complex of waste management facilities adjacent to the former Whites Pit landfill sites, including the Mechanical Biological Treatment Plant (MBT), a landfill gas compound and a Materials Recovery Facility (MRF). Permission has also been granted for the development of a Low Carbon Energy Facility, a standalone syn-gas production facility and an extension to the operational MRF. There may be opportunities to release further residual treatment capacity and/or complementary waste management activities on the existing site or within the two proposed extension areas.

The site is in the South East Dorset Green Belt but is identified in Poole's Development Plan as a Major Developed Site in the Green Belt and allocated in the Bournemouth, Dorset and Poole Waste Local Plan as an "Identified site".

Sustainability Appraisal Summary

The site is strategically well located and there are complementary waste activities already taking place on the site. There may be cumulative impacts from additional waste uses.

Parish Council/Ward	Merley and Bearwood Ward
Site area	Existing site - 6.08ha Proposed extension - 0.66ha and 2.55ha
Existing land use	Existing waste management facility.
Potential waste facilities being considered	Intensification of existing uses within the existing site and/or the proposed extension areas
Access	As existing, the site has a 1km dedicated hard surfaced haul road to light controlled junction on the A341, Magna Road.
Sensitive Receptors	Canford Park Arena and sports ground is adjacent to the northern boundary of the site. There are no residential properties within 250m.
Deliverability/Viability	The proposal to intensify existing uses on this sites is being promoted by the landowner/operator. If one or both of these extension areas are unsuitable for future waste development there may be issues in intensifying existing uses on this site.



-  Shorlisted site option
-  Site of Special Scientific Interest
-  Site of Nature Conservation Interest

Note: The whole of the Plan area is within the Green Belt

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Option WP PO03

Nuffield Waste Management Centre

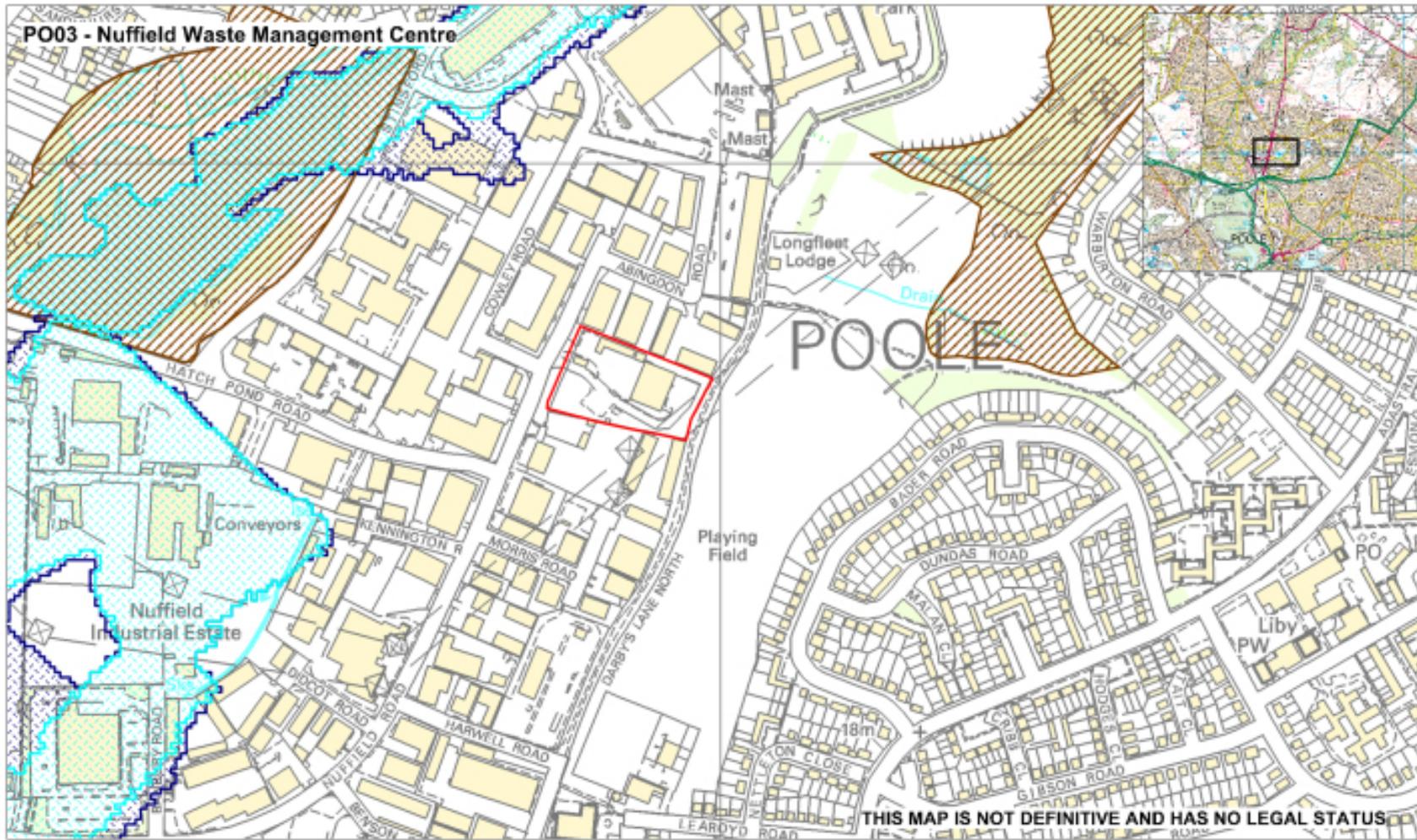
This is an existing Waste Management Centre (WMC), fully refurbished in 2012/2013. The site is located on the Nuffield Industrial Estate, on the east side of Nuffield Road close to the junction with Hatchpond Depot. The site consists a modern split level household recycling centre, a large warehouse style building housing a waste transfer station (WTS) and other ancillary uses. The WTS is currently being utilised by the bulk transfer of recyclables prior to their haulage to a MRF in Kent.

Opportunities for alternative uses will only be available if recyclables are diverted from the transfer facility to a local MRF. Bulky waste treatment or transfer could utilised the existing transfer building. There could be opportunities for Dorset residents to use the site if the Wimborne HRC were to close and no suitable site was found for re-location.

Sustainability Appraisal Summary

This is an existing waste site, it is not proposed to intensify existing uses. The site is strategically well located. The use of this site, as a HRC, for residents of East Dorset would require residents to travel greater distances compared to other options. No other significant sustainability issues have been identified.

Site area	1.9ha
Existing land use	Waste Management Centre
Potential waste facilities being considered	Bulky waste transfer/treatment - at least 1 ha HRC for use by Dorset Residents
Access	There are two accesses to the site both from Nuffield Road
Sensitive Receptors	Residential properties with 250m, there is a playing field running alongside the eastern boundary of the site.
Deliverability/ Viability	This site will only be an option for bulky waste management if recyclables from Poole are taken directly to a new MRF.



	Shortlisted site option		Flood zone 3
	Site of Nature Conservation Interest		Flood zone 2

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Option WP PO04

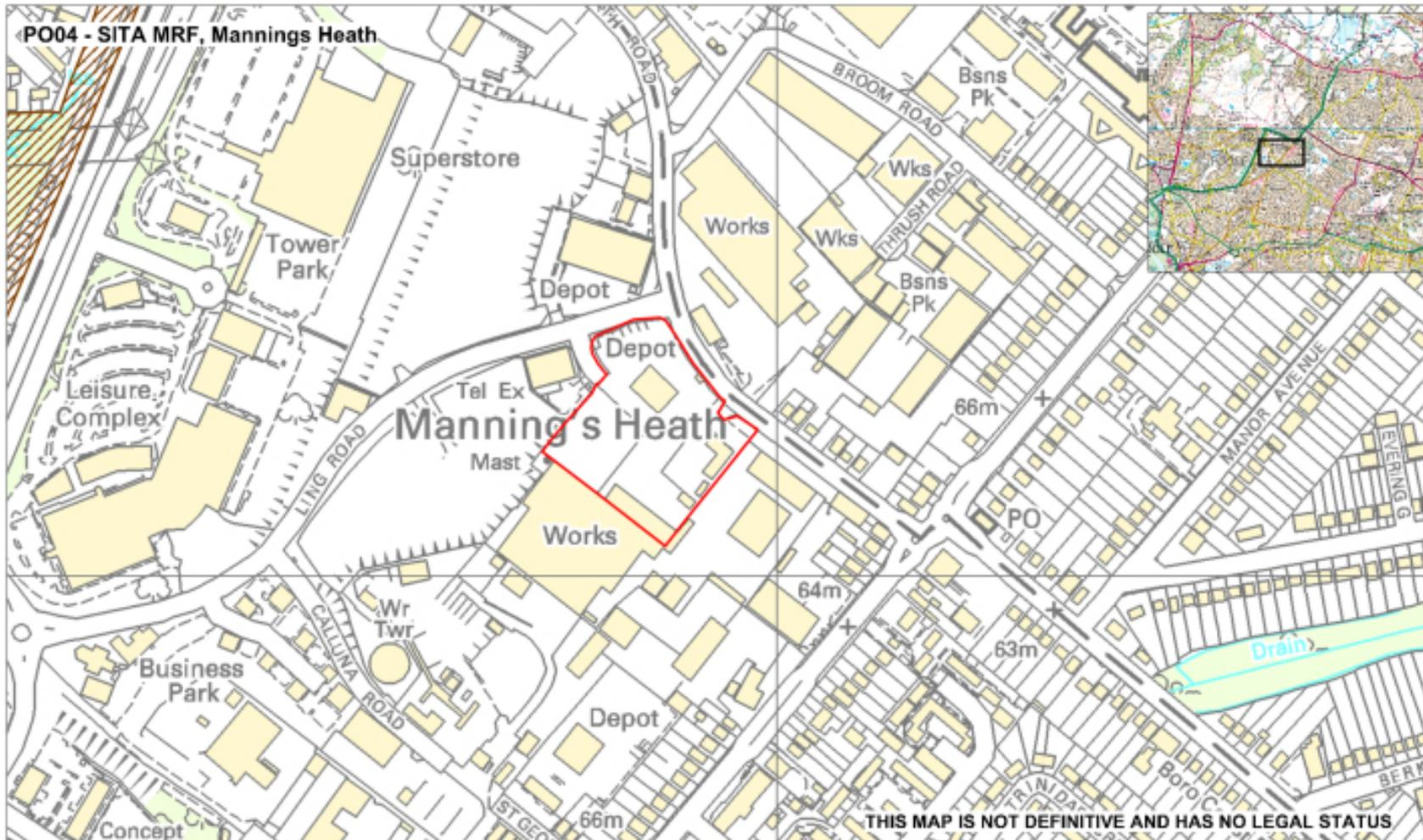
SITA MRF, Mannings Heath

The site comprises an existing waste transfer station dealing with the receipt, bulking and transfer of (mainly recyclable) commercial and industrial waste. The site consists of a group of waste processing, workshop, maintenance and office buildings surrounded by open parking and storage. A range of facilities are being considered to enable this site to react to changing circumstances in the management of waste in Dorset.

Site area	1.63ha
Existing land use	Waste Transfer Station
Potential waste facilities being considered	SITA consider there is capacity for a range of potential uses including residual waste treatment.
Access	Access is gained from both Mannings Heath Road and an access shared with an adjacent aggregates site onto Ling Road.
Sensitive Receptors	There are residential properties approximately 25m away on the opposite side of Mannings Heath Road.
Deliverability/Viability	The potential facilities being considered are being promoted by SITA, therefore we have no reason to believe that the site could be deliverable in theory. Consideration will need to be given to the cumulative impacts of expanding the site as proposed

Sustainability Appraisal Summary

The site is strategically well located; no significant sustainability issues have been identified.



	Shortlisted site option
	Site of Nature Conservation Interest

Scale 1:4000
 Cent X: 403900
 Cent Y: 94110

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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