

# **BOURNEMOUTH, DORSET AND POOLE WASTE PLAN**

## **Statement of Common Ground**

**between**

**Dorset County Council**

**and**

**Eco Sustainable Solutions Ltd**

**June 2018**

## **1.0 INTRODUCTION**

- 1.1 This Statement of Common Ground is submitted by Dorset County Council and Eco Sustainable Solutions Ltd and refers to the Bournemouth, Dorset and Poole Waste Plan (Submission Draft).
- 1.2 As part of the written representations submitted by Eco Sustainable Solutions Ltd on the Pre-Submission Draft Plan (dated 29<sup>th</sup> January 2018), there were objections to two aspects of the Plan. Firstly, it was submitted that the red line boundary of the Eco site should be extended to include an additional 1.04 hectares of land. Secondly, it was submitted that the Eco site has the potential to manage up to 220,000 tonnes per annum (tpa) of residual waste, as opposed to the 160,000 tpa referred to in the Pre-Submission Draft.
- 1.3 Eco Sustainable Solutions Ltd have decided to remove these points of objection and this Statement clarifies the Areas of Common Ground with Dorset County Council.

## **2.0 SITE DESCRIPTION**

- 2.1 The Eco Sustainable Solutions site is situated within the parish of Hurn in the Borough of Christchurch. The site is located less than 1km north and north-west of Bournemouth Airport and within 150 metres of an associated business park (Aviation Business Park West). Bournemouth town centre lies approximately 6km to the southwest.
- 2.2 Vehicular access to the site is gained from Chapel Lane, which links to the B3073 main distributor road by way of a collector road (Chapel Gate) and the Chapel Gate roundabout approximately 1.3km from the existing facility. The junction of Chapel Lane and Chapel Gate is approximately 870m south of the facility. Chapel Gate continues beyond the junction to become Enterprise Way and thereby provides access to Aviation Business Park West and serves as the western access to Bournemouth Airport.
- 2.3 The existing and permitted waste management and recovery facility comprises an overall area of approximately 16.06 hectares.
- 2.4 The site accommodates a number of existing waste streams and processes, with planning permission for further processes that have yet to be constructed:
- Green waste composting;
  - Soils and aggregates processing and recycling;
  - Waste wood processing and recycling;
  - Small Biomass Burner for waste wood;
  - Road sweepings waste recycling;
  - Drying Plant for processing of non-ABPR liquid waste;
  - Bio-Energy Facility for waste wood (permission implemented, but not yet constructed);
  - Anaerobic Digestion Facility for food waste (not yet constructed);

- Solid Recovered Fuels (SRF) Facility (not yet constructed).
- 2.5 The site provides for a combined annual throughput of 266,000 tonnes as established under planning permission granted in 2016 (Ref: 8/14/0515).
  - 2.6 Chapel Lane lies to the west of the site and extends northwards, past the site, as a farm track, which is referred to as Woolsbridge Road and then Warren Lane at its northern extremity. The 2016 planning permission (Ref: 8/14/0515) included the upgrade and widening of Chapel Lane south of the Eco site only. In addition, the Section 106 Agreement associated with the planning permission provides for the improvement of the junction of Chapel Lane and Chapel Gate.
  - 2.7 The whole of the site is located within the Bournemouth, Poole and Christchurch Green Belt. The existing waste management and recovery facility constitutes previously developed land within the Green Belt.
  - 2.8 The adjoining land to the north and west of the site comprises a series of solar energy installations which were developed in accordance with planning permissions granted by Christchurch Borough Council.
  - 2.9 The land surrounding the Eco site contains a mix of uses, which include the aforementioned solar energy installations; Bournemouth Airport and the associated employment area at Aviation Business Park West. Other uses present in the area include fencing supplies, the Palmersford Sewage Treatment works, some small-scale commercial businesses, the Bournemouth Sports Club, Portfield School, and an existing domestic waste MRF, accessed off Chapel Lane.
  - 2.10 Some of the land surrounding the site includes heathland habitat, much of which has been designated as Special Protection Areas (SPA) or Special Areas of Conservation (SAC) under European legislation to ensure its protection. The designated sites also reflect nationally important SSSI designations, Ramsar designation based on the SPA/SAC, two Local Nature Reserves (LNRs), and the Ferndown Golf Course Site of Interest for Nature Conservation (SINC). South of the site lies an area of restored heathland, developed by Eco alongside the existing waste management site.

### **3.0 PLANNING HISTORY**

- 3.1 The Eco Sustainable Solutions site was historically quarried for gravel before being restored.
- 3.2 Planning permission was granted in 1996 for the development of an open green waste composting facility (Ref: 8/95/0188).
- 3.3 An extension to the facility was permitted in 2003 (Ref: 8/2001/0351). This application related to an extension in the area of the facility and included a soils processing area, a wood shredding/mulching area and the provision of trial clamps for the treatment of kitchen waste.

- 3.4 Planning permission was granted in 2004 for the diversion of part of the bridleway to allow for the separation of the bridleway and the highway for the length of Chapel Lane (Ref: 8/2002/0429).
- 3.5 Planning permission was also granted in 2004 for a private sewer connection from the water storage lagoons to Palmersford Sewage Treatment Works (Ref: 8/2002/0550).
- 3.6 A Certificate of Lawful Use was granted in 2007 (Ref: 8/2006/0656) for the retention of a bagging plant for the storage and bagging of compost, mulching, aggregate and soils and compost imported to the site and arising from permitted on-site operations.
- 3.7 In 2009, a part retrospective planning permission was granted, which consisted of a revision to the existing landscaping scheme; the extension of a concrete pad; the construction of a reception barn and composting clamps, and a revised layout for an inert waste (soils) recycling plant (Ref: 8/2006/0633).
- 3.8 In 2010, a planning application was submitted for the development of a Bio-Energy Facility to process up to 25,000 tonnes per annum of non-hazardous wood and solid biomass (Ref: 8/10/0341). The application was subject to an appeal in 2011 against non-determination. However, a revised planning application was submitted to Dorset County Council (Ref: 8/10/0341) and the appeal was held in abeyance before subsequently being withdrawn.
- 3.9 The revised planning application for the Bio-Energy Facility (Ref: 8/10/0341) received planning permission in 2011 for the processing of up to 25,000 tonnes per annum of waste wood and the generation of electricity for the local distribution network.
- 3.10 A part retrospective planning application was also submitted in 2011 (Ref: 8/11/0258) relating to the storage and transfer of non-hazardous waste, including treated wood waste and a vehicle sheeting gantry. The application also included a proposal to construct two new buildings – an office extension and replacement workshop/store.
- 3.11 Planning permission was granted in 2013 for the development of an Anaerobic Digestion (AD) Facility for the generation of renewable biogas through the processing of mixed maize and food waste, with new landscaping, amendment to existing In-Vessel Composting unit and soils area, and associated matters (Ref: 8/12/0354).
- 3.12 In 2014, planning permission was granted for the installation of a Road Sweeping and Gully Waste recycling Plant for a temporary period of 12 months (Ref: 8/13/0403).
- 3.13 Planning permission was also granted in 2014 for amendments to the planning permission consented Bio-Energy Facility. The amendments included design modifications to the building and proposed technology, as well as an increase in the annual throughput from 25,000 tonnes per annum to 30,000 tonnes per annum (Ref: 8/13/0404).
- 3.14 In 2016, a comprehensive planning permission was granted for the site comprising of the reconfiguration of existing and consented development; introduction of new plant and processes; an increase in permitted throughput to 266,000 tonnes per annum; partial widening

of Chapel Lane; and the provision of a permissive path adjacent to Chapel Lane; new landscaping and associated matters (Ref: 8/14/0515).

- 3.15 In November 2016, a Section 73 application was submitted to Dorset County Council for the variation of Condition Nos. 2 and 3 of Planning Ref: 8/14/0515 to permit the reconfiguration of the Small Biomass Burner and revised specification for the Drying Plant to facilitate the processing of non-ABPR liquid waste, including design amendments and process modifications. The Section 73 application was approved in Spring 2017 (Ref: 8/16/2910/DCC).

#### **4.0 AREAS OF COMMON GROUND**

- 4.1 This section outlines the Areas of Common Ground between Eco Sustainable Solutions Ltd and Dorset County Council, which are summarized under the following sub-headings:

- Proposed site allocation;
- Red line boundary of the site;
- Proposed annual residual waste tonnage;
- Bournemouth Airport and Aviation Park;
- Proposed modifications;
- Evidence documents.

- 4.2 The aforementioned matters are set out below.

##### **Proposed Site Allocation**

- 4.3 The Eco Sustainable Solutions site is identified in Policy 3 of the Submission Draft of the Bournemouth, Dorset and Poole Waste Plan as an 'Allocated Site' with the *"potential for intensification and re-development, including facilities for the management of non-hazardous waste"*.
- 4.4 In identifying the County's needs, the Submission Draft Plan states that there could be a shortfall of approximately 227,000 tonnes per annum in capacity for managing non-hazardous residual waste at the end of the Plan period. The shortfall is proposed to be increased to 232,000tpa to reflect updated projections (MM7.29). The Submission Draft Plan sets out that there is a need to make provision for facilities to manage residual waste and proposes to achieve this through allocation of sites for intensification or redevelopment.
- 4.5 The Eco Sustainable Solutions site is included as Inset Map 7 of the Submission Draft Plan and it states that the site has been assessed for its potential to manage circa 160,000 tonnes per annum of residual waste.
- 4.6 Eco Sustainable Solutions Ltd and Dorset County Council agree with the proposed site allocation and the evidence base that underpinned the Plan preparation.

- 4.7 The proposed site allocation and the wording of the policy allows for consideration of a range of technology types for the management of non-hazardous waste.
- 4.8 The specific technology would be subject to detailed consideration prior to the submission of any planning application and would be informed by discussions with relevant stakeholders, including Dorset County Council, Natural England and representatives of Bournemouth Airport. Eco Sustainable Solutions are currently exploring the possibility of an Energy Recovery Facility on this site. However, it is acknowledged by both Eco and DCC that the site is constrained by ecological designations and issues of aerodrome safeguarding. The WPA would require unacceptable impacts on such constraints to be adequately avoided or mitigated to its satisfaction in order to comply with the policies in the Waste Plan. This may have a bearing upon the waste management technologies that can be developed on the site.

#### **Red Line Boundary of the Site Allocation**

- 4.9 Eco Sustainable Solutions Ltd and Dorset County Council agree that the red line boundary of site allocation indicated on Inset Map 7 is effective in meeting the objectives of the Plan and that the map is therefore legally compliant and sound.
- 4.10 The red line in the site allocation is consistent with the existing and permitted site and constitutes previously developed land. The site does not comprise any heathland habitat, nor does it extend any further into the Green Belt.

#### **Proposed Annual Residual Waste Tonnage**

- 4.11 Eco Sustainable Solutions Ltd and Dorset County Council agree that the reference to 160,000 tonnes per annum of residual waste on Inset Map 7 is effective in meeting the objectives of the Plan.
- 4.12 The site has been assessed on its capacity to accommodate 160,000 tonnes per annum of residual waste and both parties agree that this figure is legally compliant and sound.

#### **Bournemouth Airport and Aviation Park**

- 4.13 Eco Sustainable Solutions Ltd and Dorset County Council agree that Bournemouth Airport is a key consultee for any development proposal on the Eco site and recognize the importance of on-going consultation regarding any process or technology to be pursued by Eco and their development partners.
- 4.14 Eco Sustainable Solutions Ltd and Dorset County Council agree that the proposed policies in the Submission Draft Plan do not specify a particular type of technology or a development form and that the Submission Draft Plan and proposed modifications outline the importance of safeguarding the Airport.

- 4.15 Eco Sustainable Solutions are agreeable to Modification 12.6 to the Draft Submission Plan which sets out that proposals for development within airfield safeguarding areas should include an aviation impact assessment that comprises details of Wildlife Strike Risk, Air Traffic Control, Air Traffic Engineering and Obstacle Limitation Surfaces.
- 4.16 Eco Sustainable Solutions Ltd are agreeable to Modification 12.7 to the Draft Submission Plan which states that proposals for waste management facilities partly or completely within an Airfield Safeguarding Area will only be permitted where the applicant can demonstrate through an aviation impact assessment that the proposed development and, where relevant, restoration and afteruse of the site, will not give rise to new or increased hazards to aviation.

### **Proposed Modifications**

- 4.17 Following the Publication of the Pre-Submission Draft Waste Plan representations were received and further Statements submitted prior to the hearing sessions. The WPA has fully considered the issues raised. As a result, modifications are proposed that seek to address issues of concern. Some of these representations are relevant to Inset 7. The full list of modifications are contained in WPDCC56.
- 4.18 Eco Sustainable Solutions agree with the following modifications:

MM7.12 MM7.13 MM7.18 MM7.19	Several modifications to text to clarify the flexible nature of allocations 7 to 10 which would allow for proposals to come forward for a range of waste management facilities during the Plan period to manage non-hazardous waste
MM12.6 MM12.7	Modifications to provide additional safeguarding of aerodromes through the requirement to prepare of an aviation impact assessment within Policy 20 'Airfield Safeguarding Areas'. The accompanying text explains what an aviation impact assessment should comprise.
MM AS7.1 MM AS7.2 MM AS7.3 MM AS7.4 MM AS7.5 MM AS7.6	A series of modifications to Inset 7 intended to provide additional clarification and provide sufficient protection to sensitive receptors that may be affected by development within this allocation.

## Evidence Documents

4.19 Eco Sustainable Solutions Ltd and Dorset County Council agree that the following evidence documents are relevant to the proposed site allocation at the Eco Sustainable Solutions facility:

Reference	Document Title	Date
WPSD-01	Waste Plan Pre-Submission Draft	December 2017
WPSD-02	Submission Policies Map	December 2017
WPSD-03	Waste Plan Sustainability Appraisal Report	November 2017
WPSD-04	Consultation Statement	March 2018
WPSD-05	Duty to Co-Operate Statement	November 2017
WPSD-06	Non-Technical Summary of the Habitats Regulations	November 2017
WPSD-07	Habitats Regulation Assessment – Draft Waste Plan <sup>1</sup>	October 2017
WPSD-08	Strategic Flood Risk Assessment	December 2017
WPDCC-01	Waste Plan Issues Paper	December 2013
WPDCC-02	Draft Waste Plan 2015	July 2015
WPDCC-03	Draft Waste Plan Update 2016	May 2016
WPDCC-05	Report on comments to the Waste Plan Issues Consultation (2013)	Updated January 2018
WPDCC-06	Report on comments to text and policies of the Draft Waste Plan (2015)	Updated January 2018
WPDCC-07	Report on comments to site options of the Draft Waste Plan (2015)	Updated January 2018
WPDCC-08	Report on comments to the text and policies of the Draft Waste Plan Update (2016)	Updated January 2018
WPDCC-09	Report on comments to site options of the Draft Waste Plan Update (2016)	Updated January 2018
WPDCC-17	Inset 7 – Eco Sustainable Solutions, Parley	December 2017
WPDCC-24	Background Paper 1 – Waste Arisings and Projections	November 2017
WPDCC-25	Background Paper 2 – Waste Plan Site Selection	November 2017
WPDCC-26	Background Paper 3 – Cross boundary movements of waste	November 2017
WPDCC-27	South West Technical Advisory Board – Residual Waste Management Paper	October 2017

WPDCC-28	Minerals and Waste Development Scheme	November 2017
WPDCC-31	Residual waste management site identification report	January 2016
WPDCC-32	List of Safeguarded Waste Facilities	December 2017
WPDCC-33	Heritage Assessment of Waste Sites	November 2017
WPDCC-34	Landscape Management Guideline for Minerals & Waste	December 2017
WPDCC-36	Waste Plan Legal Compliance Checklist	March 2018
WPDCC-37	Waste Plan Soundness Self Assessment	March 2018
WPDCC-38	Waste Plan – Consistency with National Planning Policy for Waste	December 2017
WPDCC-42	Sustainability Appraisal Scoping Report	March 2015
WPDCC-50	Annual Monitoring Report 2014-2015	2015
WPDCC-51	Annual Monitoring Report 2015	2015
WPDCC-52	Annual Monitoring Report 2016	2016
WPDCC-53	Key Issues, Site Allocations & Omission Sites with Officer Response	May 2018
WPDCC-62	Parley ERF – Assessment of Air Quality on Dorset Heaths AECOM Veolia	November 2017
WPDCC - 56	Schedule of proposed Main Modifications (Updated June 2018)	June 2018
WPDCC-63	Letter from Natural England regarding Parley ERF	March 2018
WPDCC70	Aviation Safeguarding Report WYG Eco Parley	August 2017

## 5.0 AREAS OF UNCOMMON GROUND

5.1 There are no areas of uncommon ground between Dorset County Council and Eco Sustainable Solutions Ltd.

<p>Signed:</p>     <p>Mike Garrity County Planning, Minerals and Waste Team Leader Dorset County Council</p>	<p>Signed:</p>  <p>Mike Thompson Technical Manager Eco Sustainable Solutions Ltd</p>
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