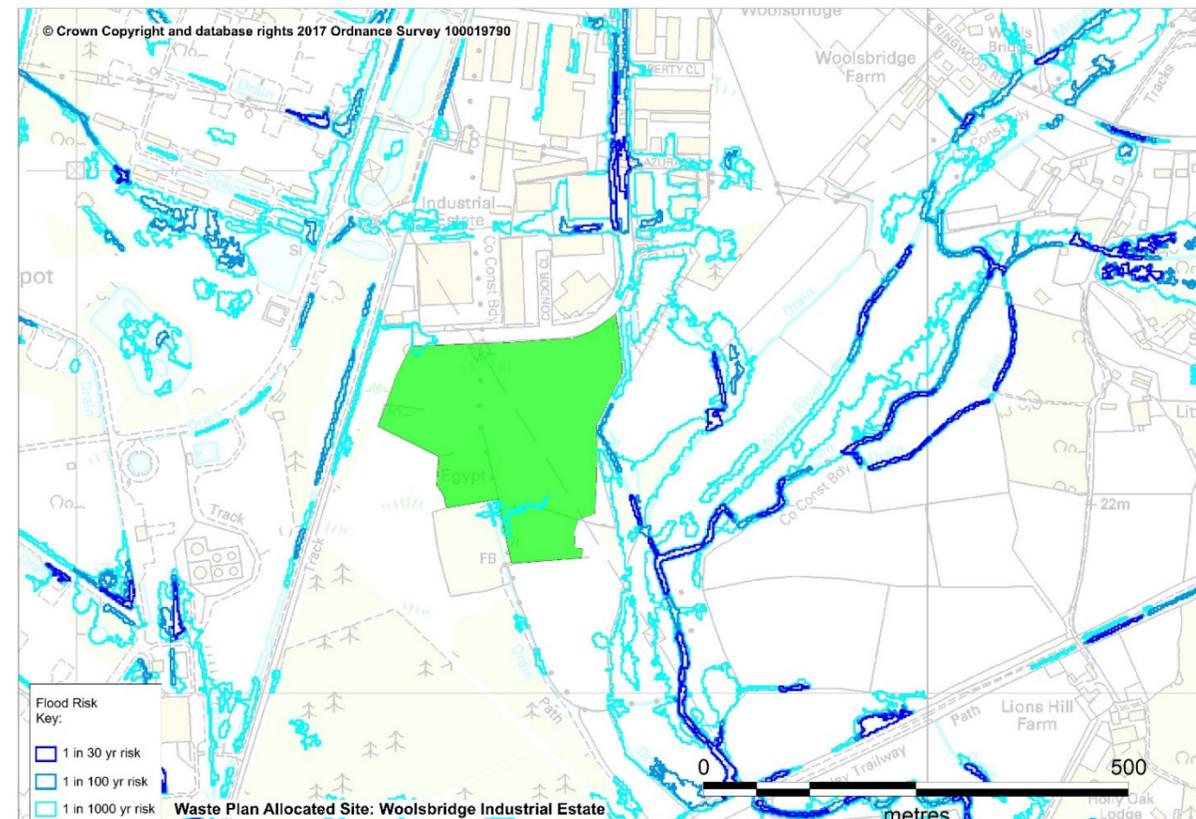
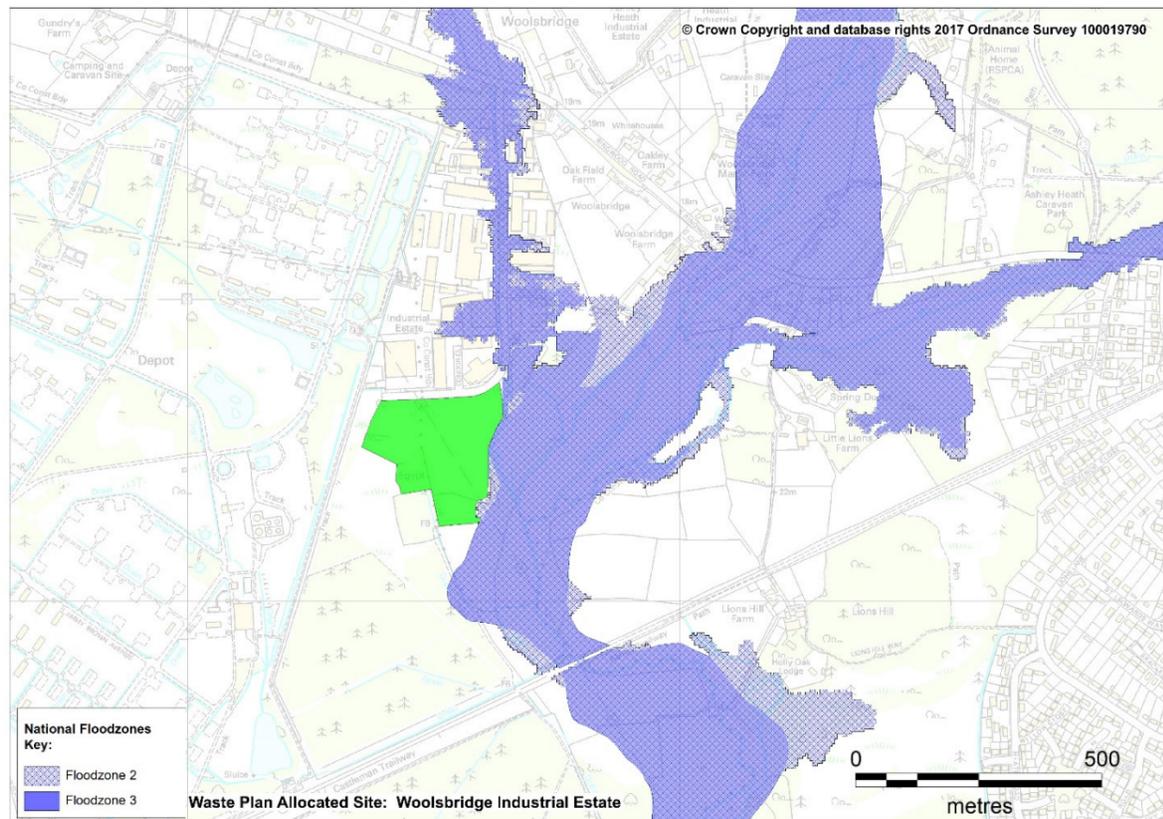


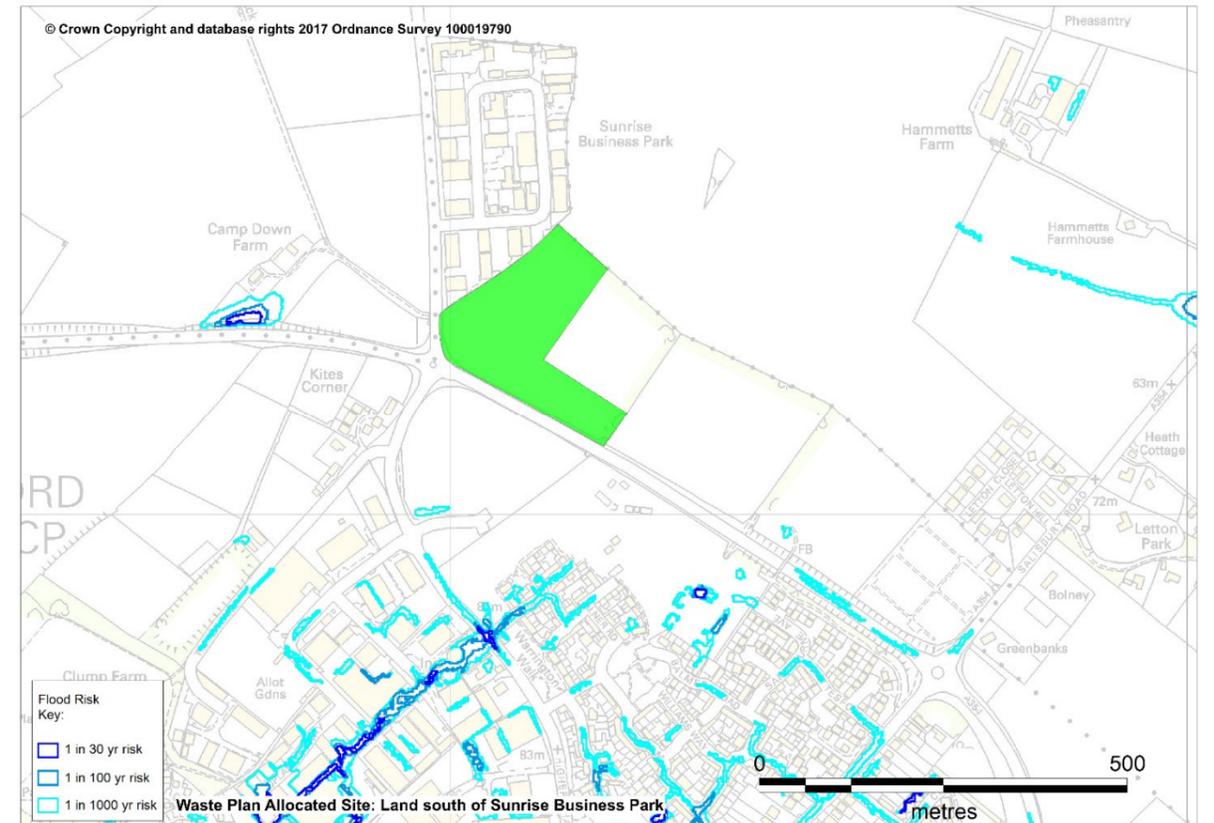
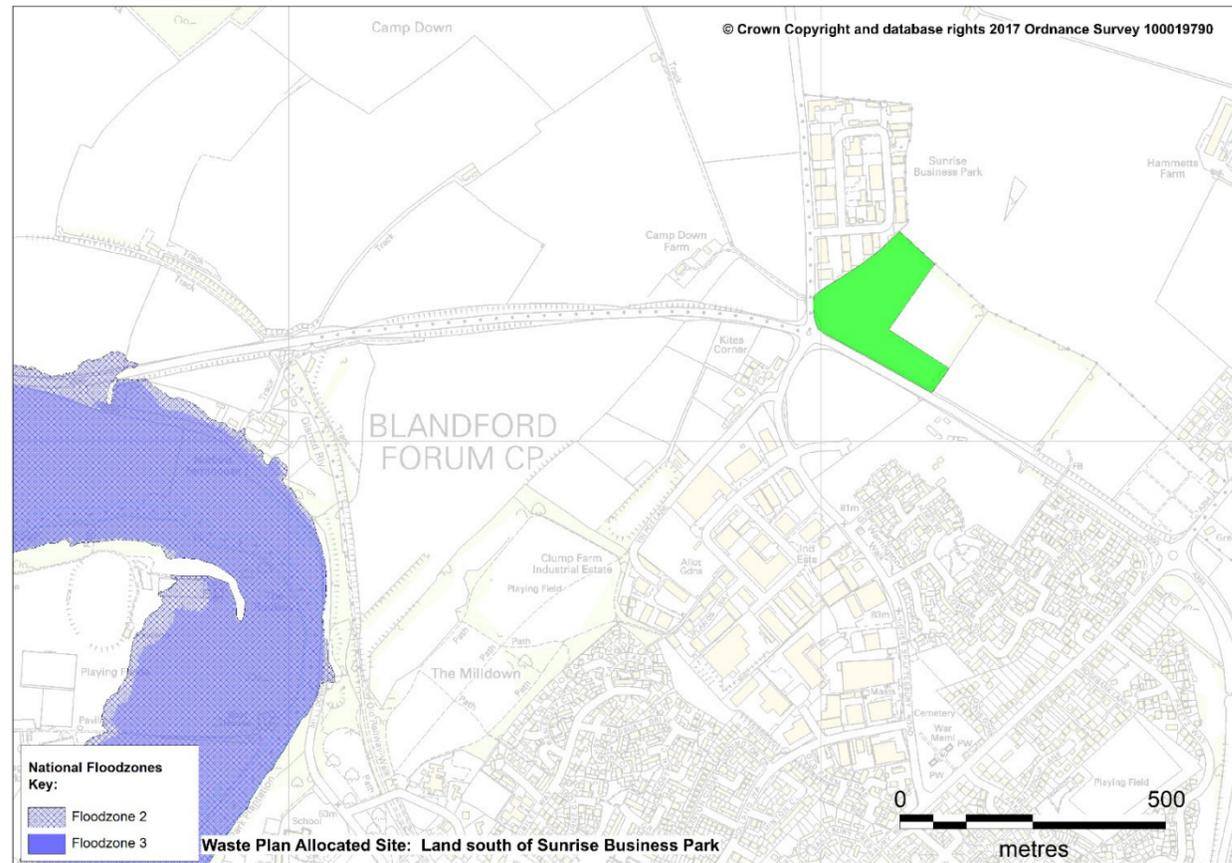
Further Information for Sites Proposed for Allocation in the Waste Plan

Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan	
Site Name and reference:	Inset 1 – Woolsbridge Industrial Estate, Three Legged Cross
Proposed uses:	Waste transfer and/or the transfer or treatment of bulky waste
Lead Local Flood Authority comments:	<p><u>NB: Comments received below based on a larger area of land considered in the 2015/16 Waste Plan. The land proposed for allocation is referred to as the southern parcel of land.</u></p> <p>Elements of both the northern and southern sites (but especially the northern) fall within Flood Zones 2 & 3 (medium & high risk of fluvial flooding). Equally there is some indication of surface water flooding during extreme rainfall events (1:100/1000yr). The sites are given as 7.42 and 5.54 ha in area, and so would / do represent major development for which our involvement and consultation as LLFA would be necessary. Indeed we (DCC/FRM) were consulted by EDDC in respect of an Outline application in June 2015 (ref: 3/15/0556). This application related only to access and scale (our ref: PLN15-008), to which we raised no objection, subject to standard conditions. The necessary consideration of surface water management and discharge of requested conditions, will need to comply with current guidance and the requirements of the NPPF, to ensure that the site is protected and that no off-site worsening results. To this end we are broadly in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management and Land Drainage Consent (LDC) for works impacting upon any OW channels within the site. We have been consulted separately regarding the realignment and culverting of an Ordinary Watercourse (OW), immediately north of the site/s, as associated with improvements to the Old Barn Farm / Ringwood Rd junction. These consultations (ref: PAE 1142 & 1144) have been regarded as pre-application enquiries in respect of Land Drainage Consent (LDC) for works impacting upon any OW channels within the site.</p>
Environment Agency Comments:	See Site Assessment for detailed comments



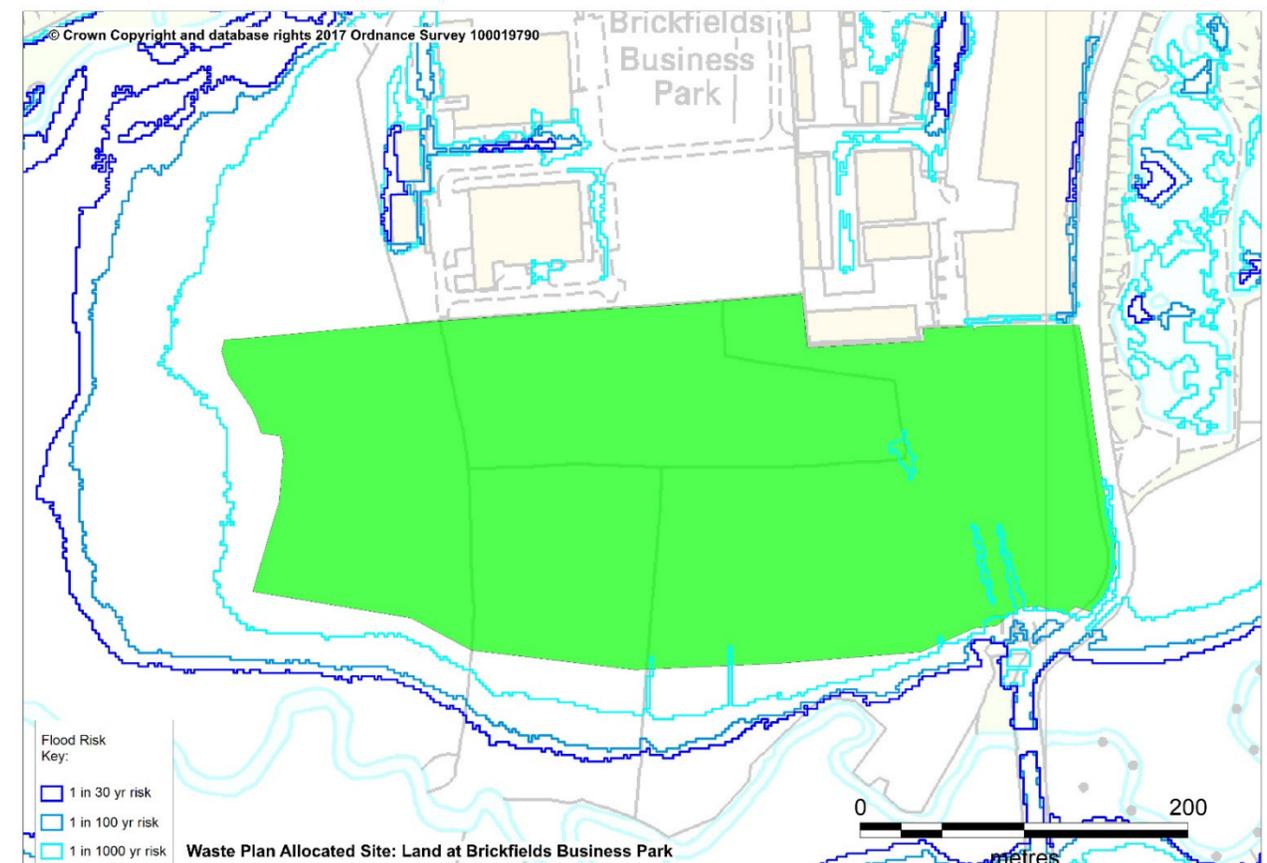
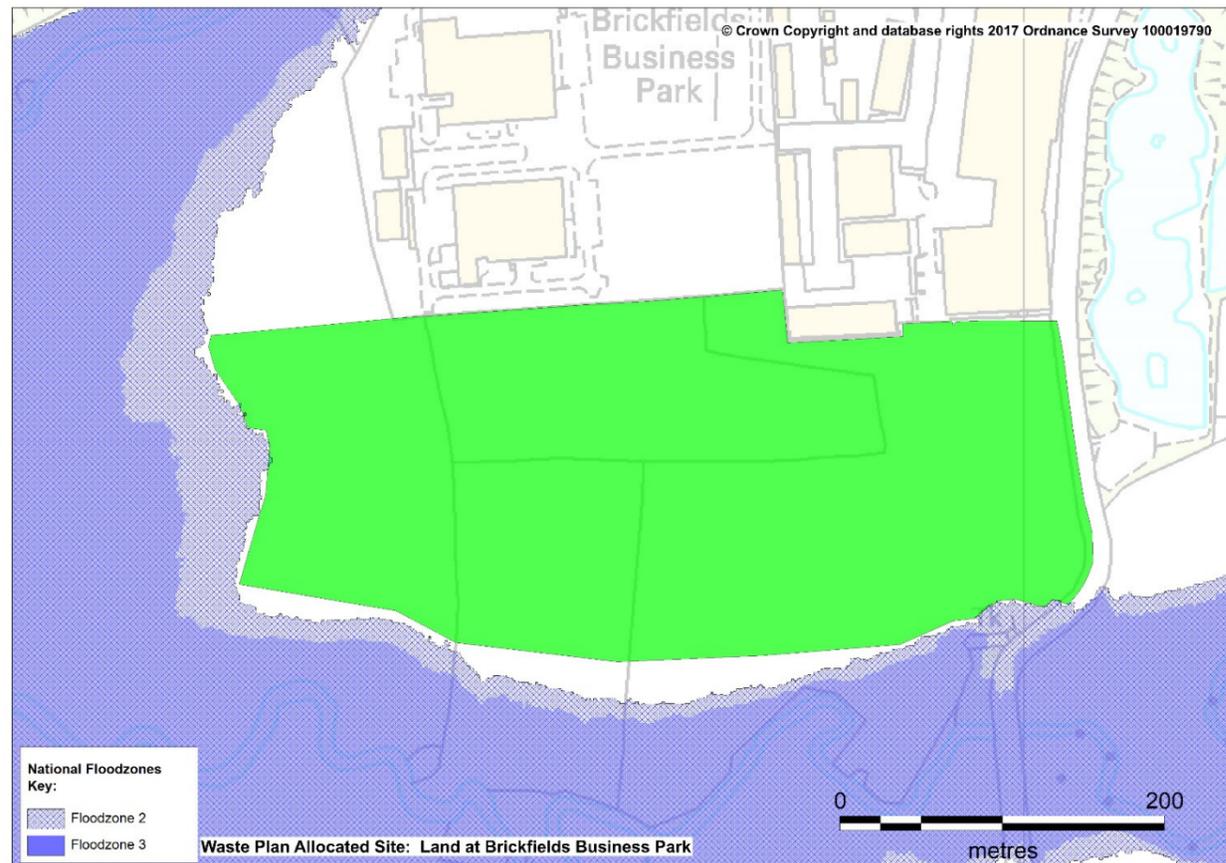
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 2 – Land south of Sunrise Business Park, Blandford
Proposed uses:	Waste management centre
Lead Local Flood Authority comments:	<u>NB These comments relate to the larger site considered in the 2015/16 Draft Waste Plans</u> The site is entirely within Flood Zone 1 (low risk of fluvial flooding), and is not thought to be at theoretical risk of surface water flooding. Given that the site area is 5.3 ha any development proposals are likely to be considered as major, for which our involvement and consultation as LLFA would be necessary with regard to surface water management. The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management.
Environment Agency Comments:	See Site Assessment for detailed comments



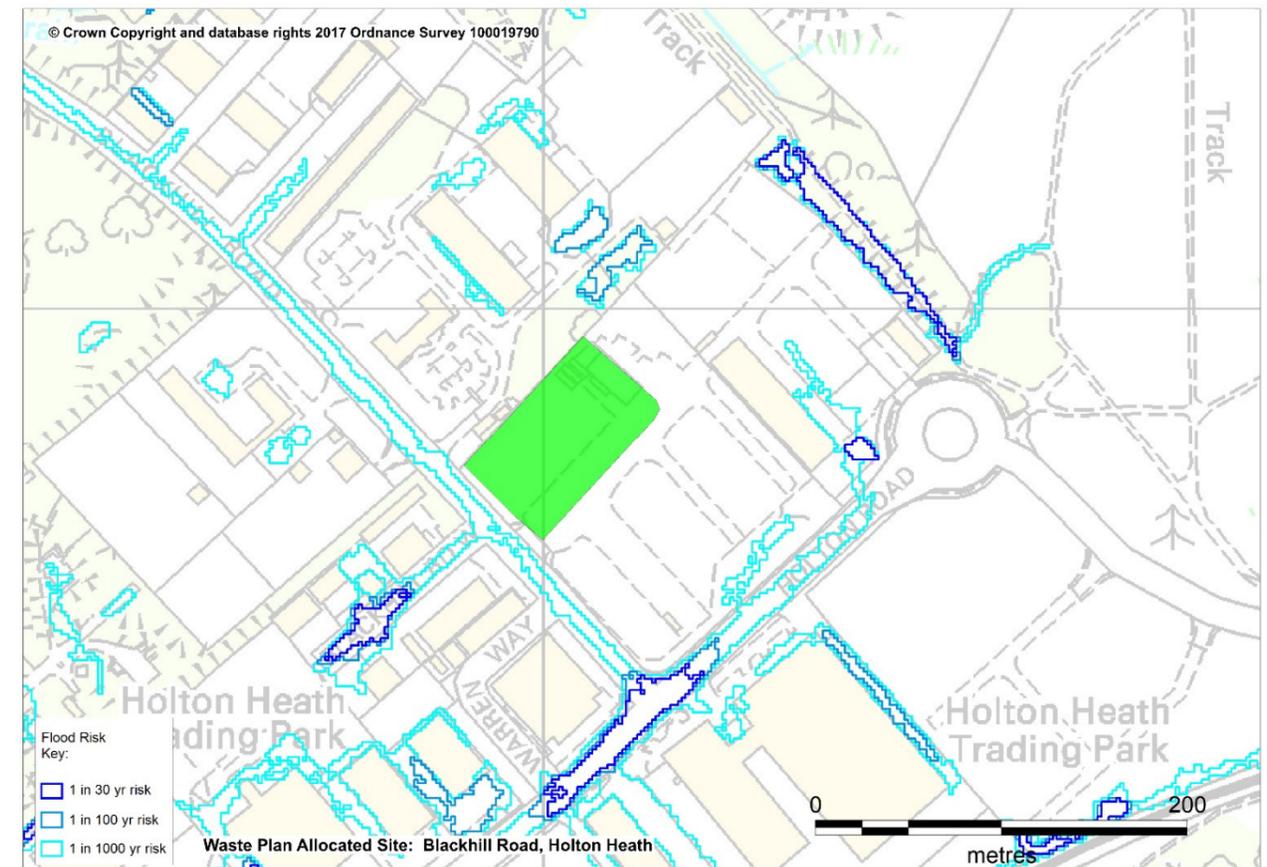
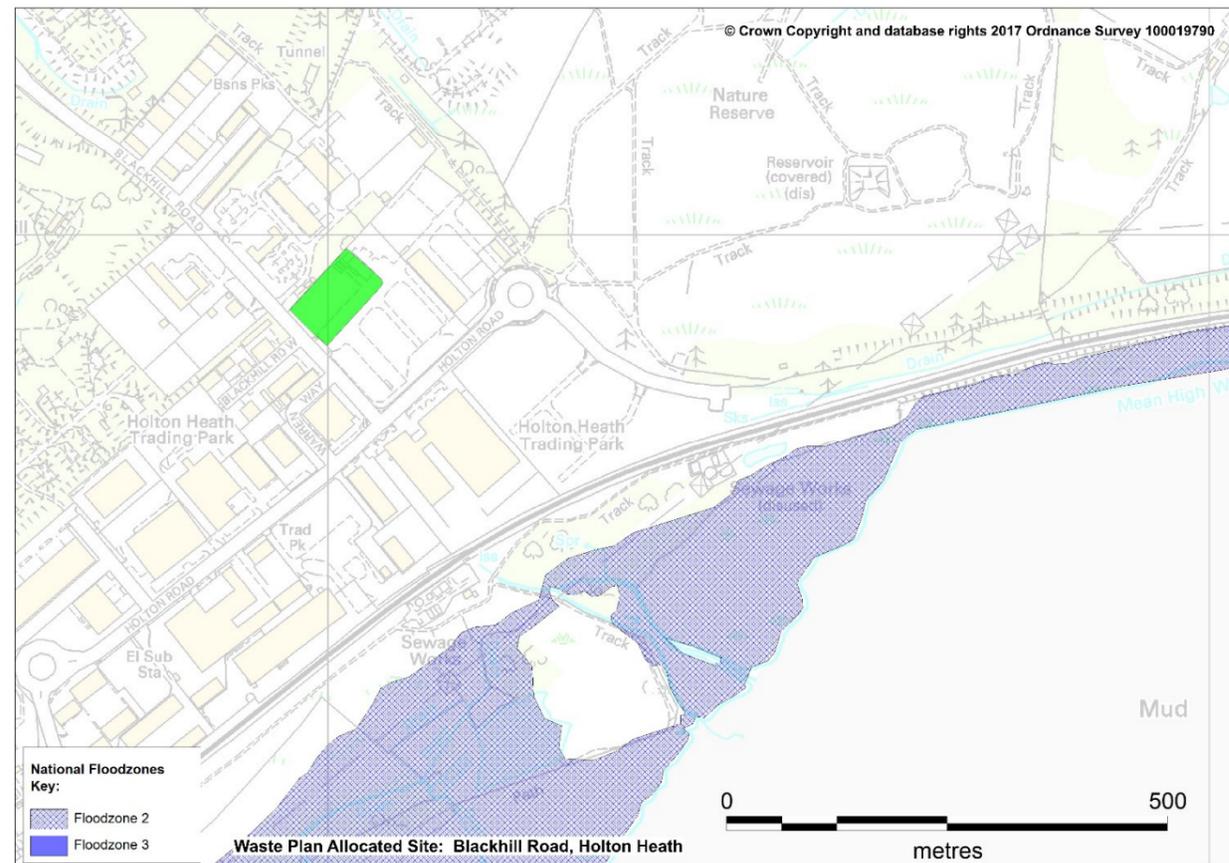
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 3 – Brickfields Business Park, Gillingham
Proposed uses:	Household Recycling Centre Waste Vehicle Depot
Lead Local Flood Authority comments:	<u>NB: Comments below made on the slightly larger area of land contained in the 2015/16 Draft Waste Plan</u> Elements of the (larger) site fall within Flood Zones 2 & 3 (medium & high risk of fluvial flooding) to the west and south, in proximity to the adjacent Main River/s Stour and Lodden. The (larger) site is thought to be equally at risk from surface water flooding during extreme rainfall events (1:100/1000yr). The (larger) site area is given as 11 ha, although only 1-1.5 ha is likely to be allocated to the proposed use. However this site area and a potential depot footprint of between 0.3-0.5 ha would represent major development, for which our involvement and consultation as LLFA would be necessary. The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management. Any works to the adjacent Main River/s Stour and Lodden, or associated floodplain (Flood Zone) will require Flood Defence Consent (FDC) from the EA.
Environment Agency Comments:	See Site Assessment for detailed comments



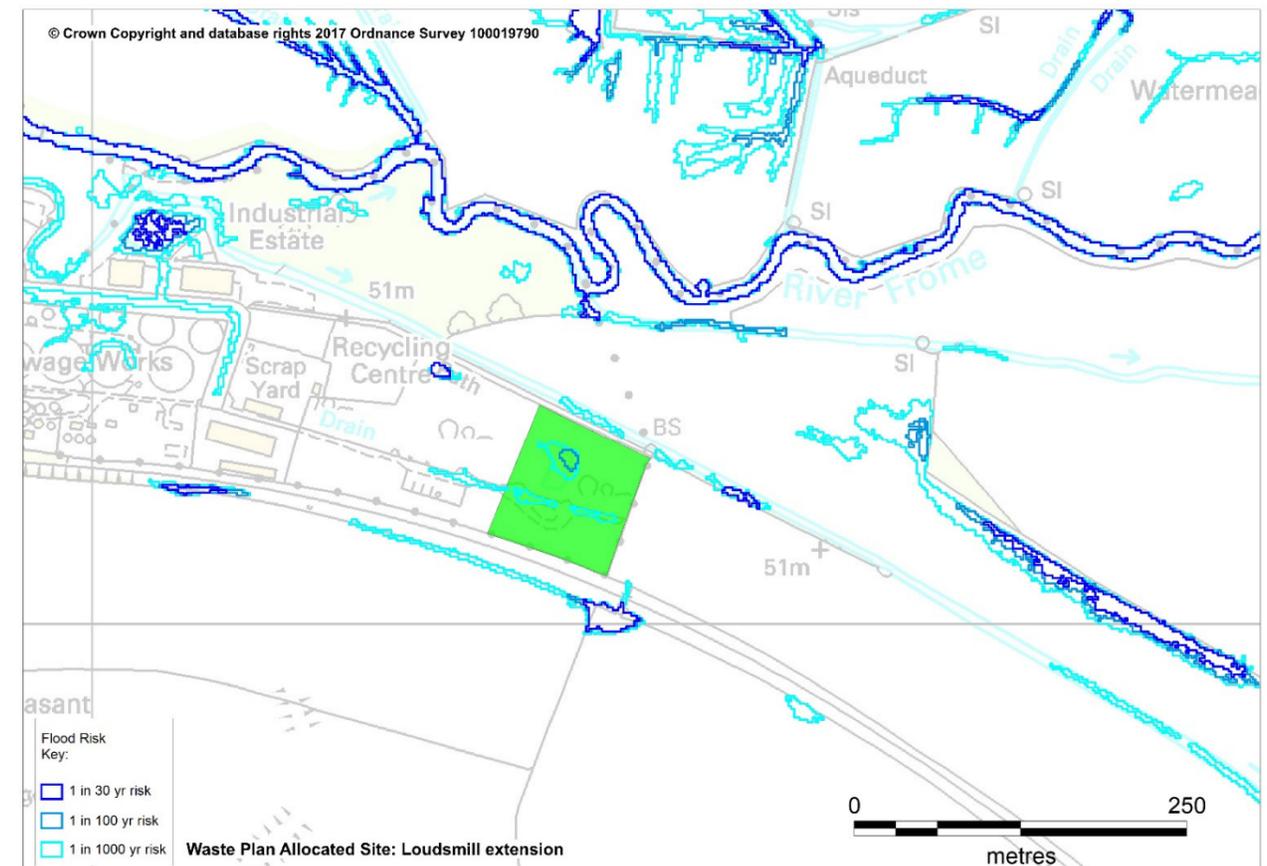
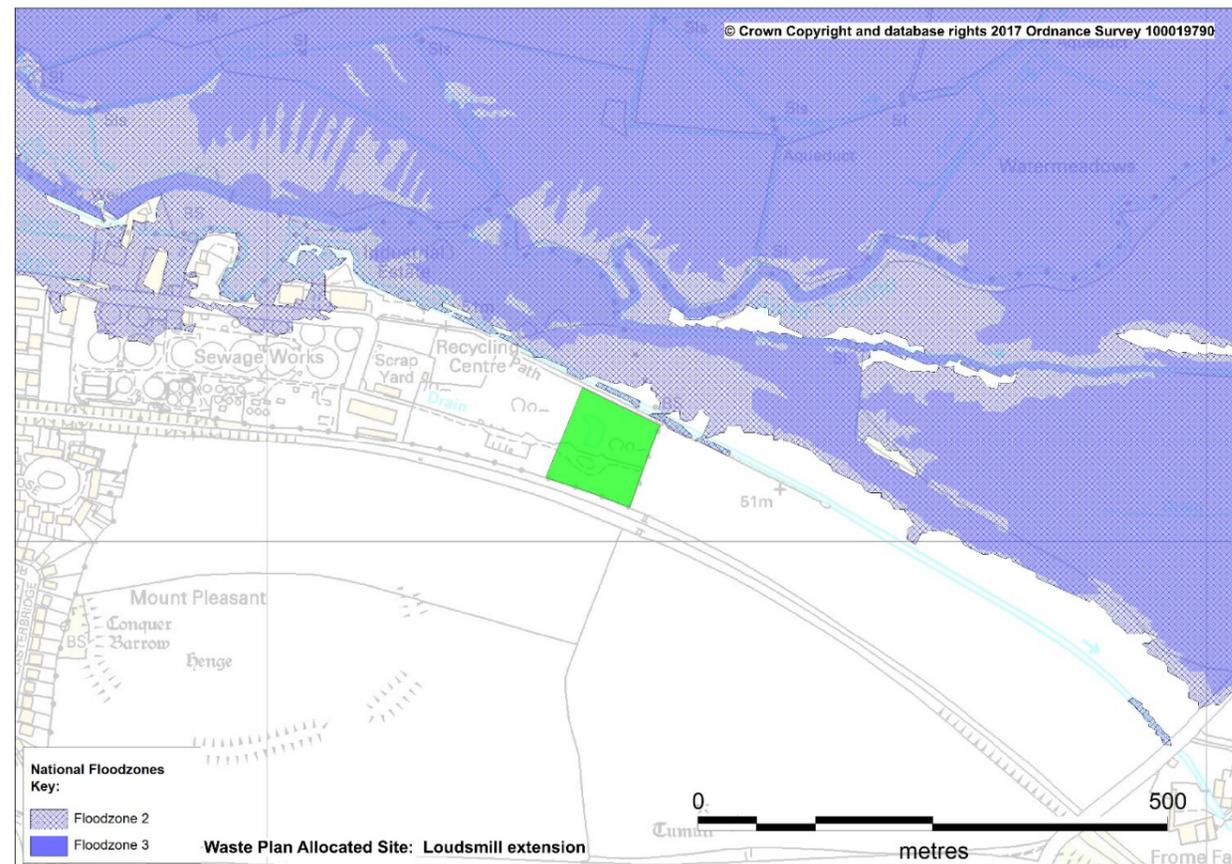
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 4 – Land at Blackhill Road, Holton Heath Industrial Estate
Proposed uses:	Waste Transfer Station Waste Vehicle Depot
Lead Local Flood Authority comments:	The site is entirely within Flood Zone 1 (low risk of fluvial flooding), and is not thought to be at theoretical risk of surface water flooding. Given that the site area is given as only 0.5 ha, any subsequent consultation with DCC as relevant LLFA would be on the basis of building footprint, if greater than 1000m2 (i.e. major). The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management, should the subsequent proposals represent major development.
Environment Agency Comments:	See Site Assessment for detailed comments



Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 5 – Loudsmill, Dorchester
Proposed uses:	Household Recycling Centre
Lead Local Flood Authority comments:	<p><u>NB: Comments based on wider area of land included in 2015/16 Draft Waste Plans.</u></p> <p>The site shown falls marginally within Flood Zones 2 (medium risk of fluvial flooding) along the northern boundary of the existing Wessex Water compound. The site is equally thought to be at risk from surface water flooding during extreme rainfall events (1:1000yr). The site area is given as 3.44 ha and would therefore represent major development, for which our involvement and consultation as LLFA would be necessary, unless sub-divided. The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management. Any works to the adjacent Main River Frome, or associated floodplain (Flood Zone 2), is likely to require Flood Defence Consent (FDC) from the EA.</p>
Environment Agency Comments:	See Site Assessment for detailed comments



Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 6 – Old Radio Station, Dorchester
Proposed uses:	Waste Transfer Station Waste Vehicle Depot
Lead Local Flood Authority comments:	The site is entirely within Flood Zone 1 (low risk of fluvial flooding), and is not thought to be at theoretical risk of surface water flooding. Given that the site area is given as circa 3 ha and 1 ha would be required for the proposed use, any redevelopment proposals are likely to be considered as major, for which our involvement and consultation as LLFA would be necessary with regard to surface water management. The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management and Land Drainage Consent (LDC) for works impacting upon any OW channels within the site.
Environment Agency Comments:	See Site Assessment for detailed comments

