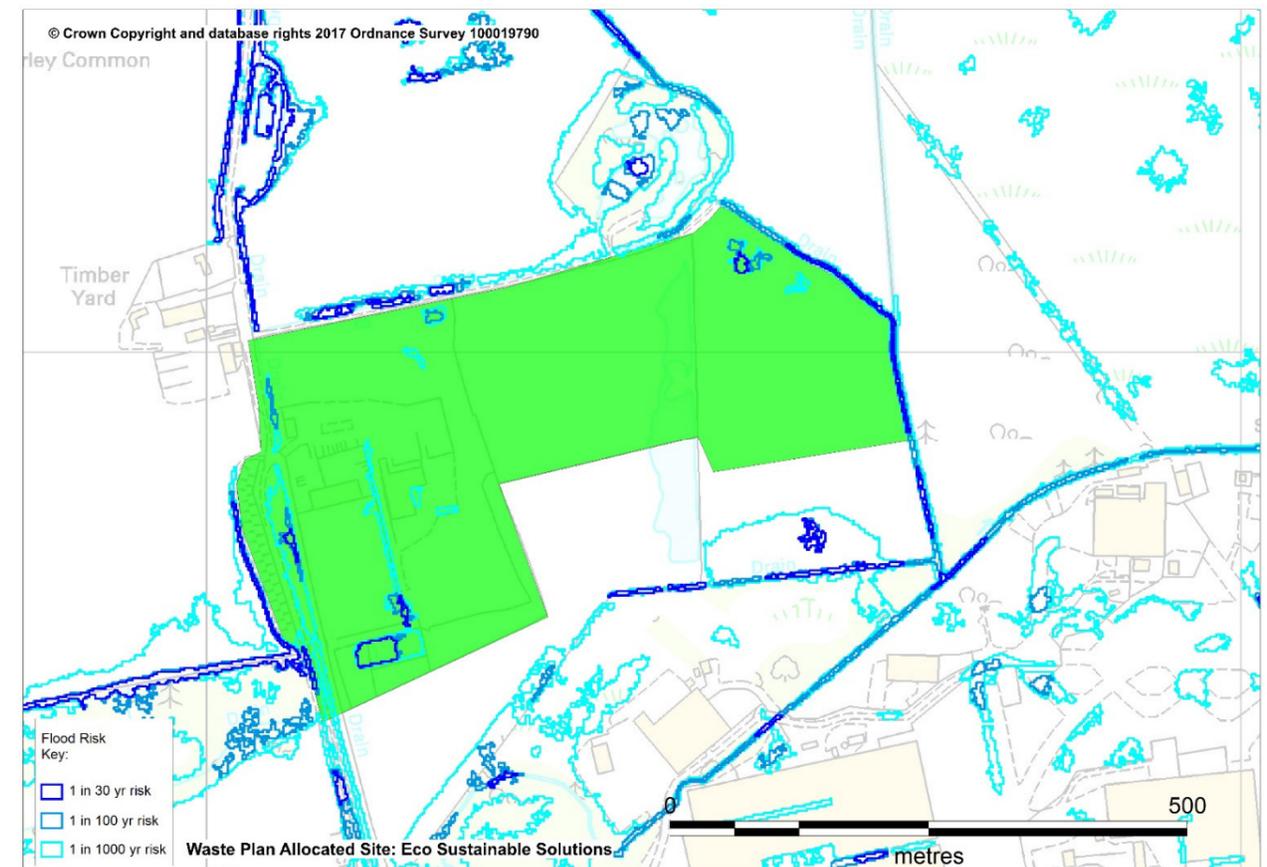
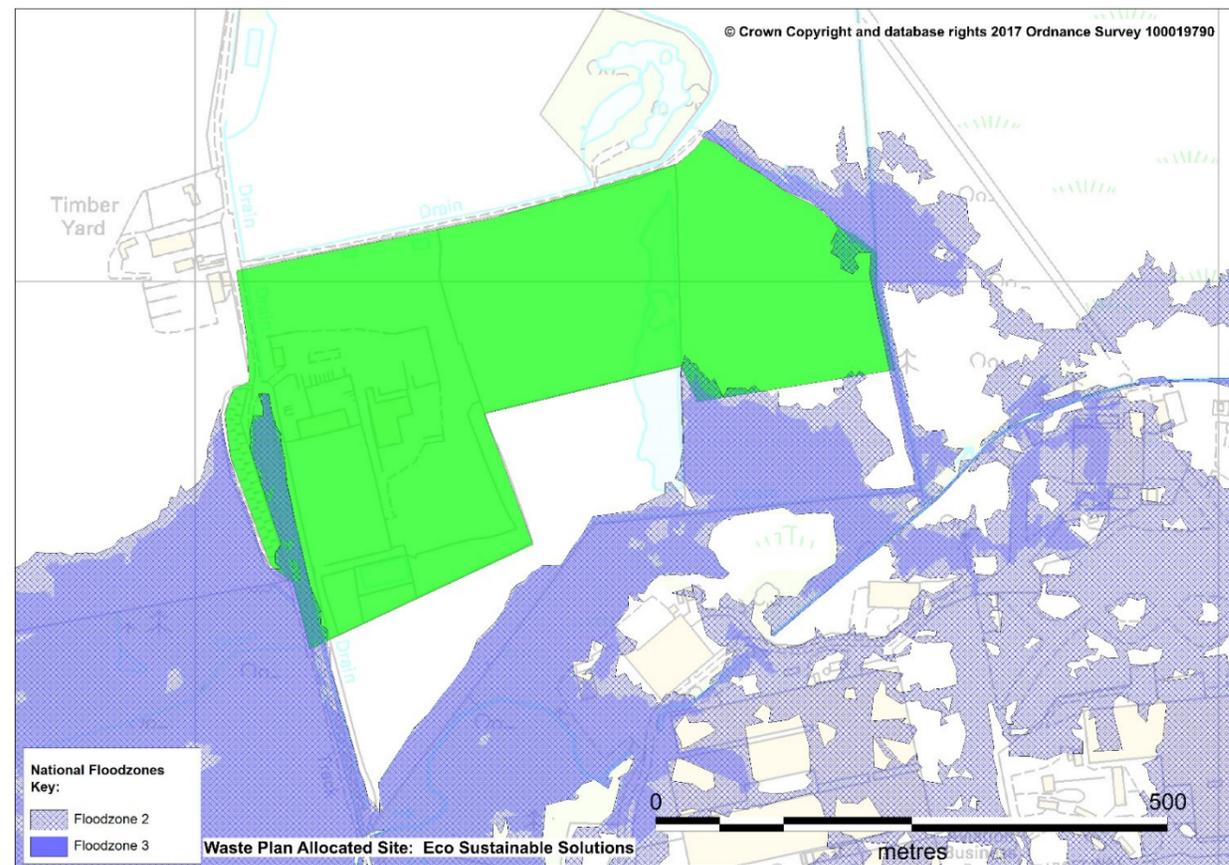


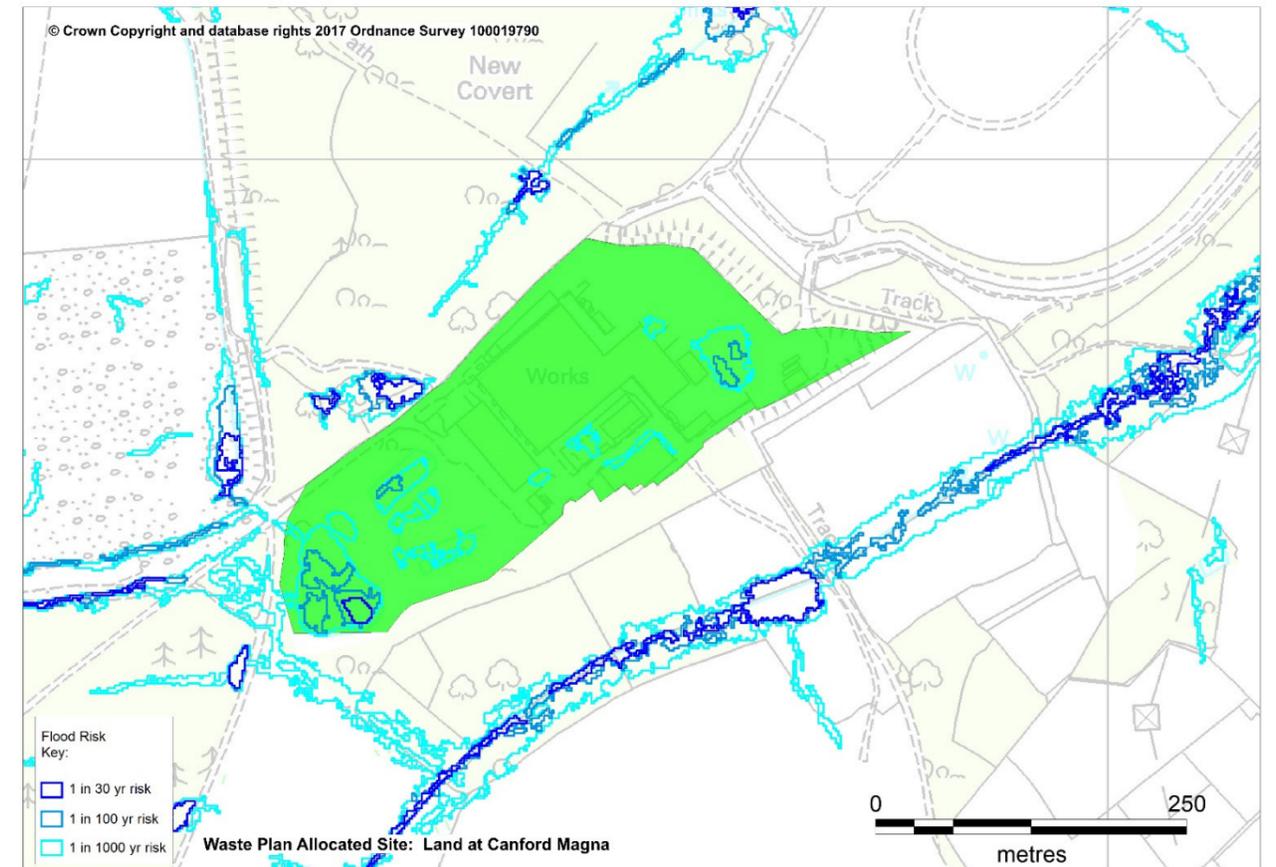
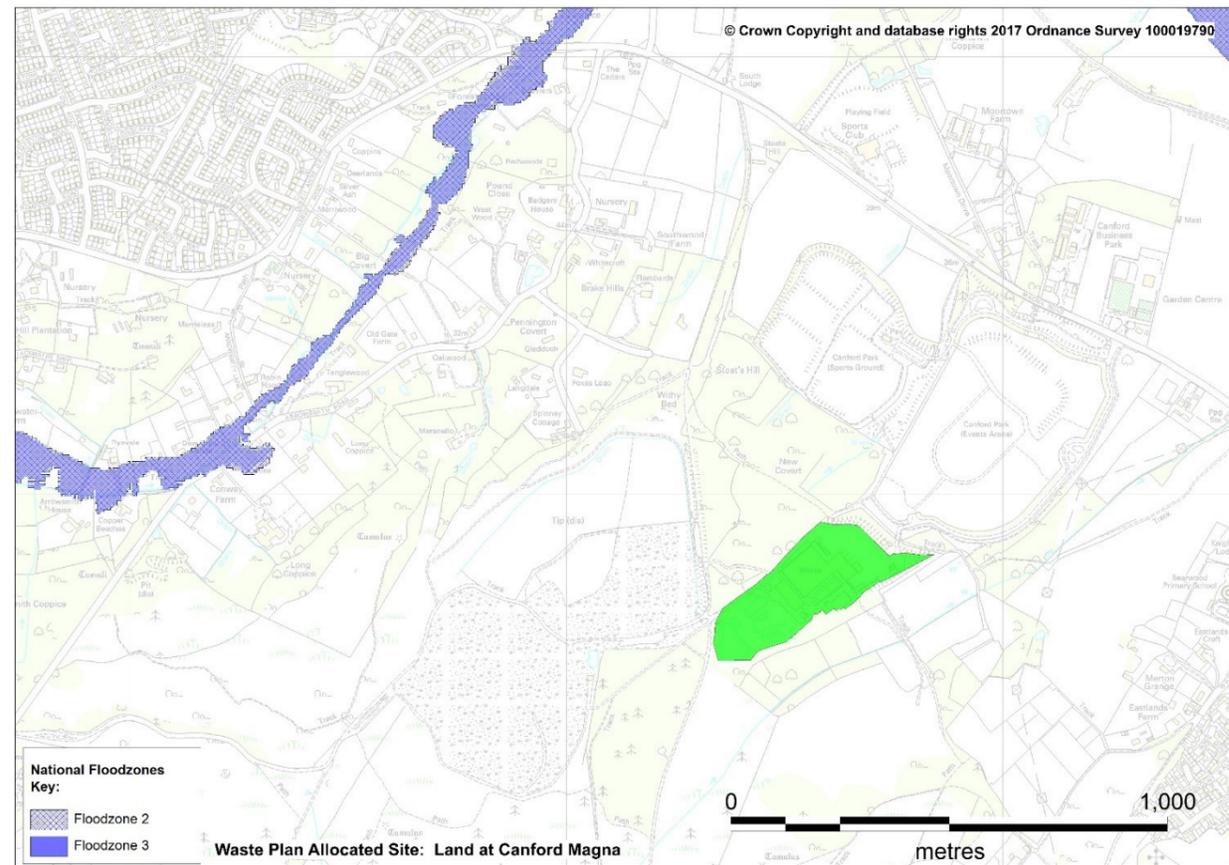
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 7 – Eco Sustainable Solutions, Parley
Proposed uses:	Opportunities for intensification of the site including the management of non-hazardous waste
Lead Local Flood Authority comments:	Whilst the site falls largely within Flood Zone 1 (low risk of fluvial flooding), it shows some indicative surface water flooding during more significant rainfall events (100/1000yr), as isolated ponding. The total site is given as 17 ha, and is therefore highly likely to represent major development, subject to the configuration of any subsequent (planning) proposals. Major development proposals require our (DCC/FRM) involvement and consultation as LLFA and statutory consultee for surface water management. Existing site drainage is unclear, with all (four) boundaries adjoining mapped Ordinary Watercourses (OW), which eventually appear to join a receiving system, flowing east towards the Moors River. The necessary consideration of surface water management would 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 in agreement with the Environment Agency's (EA) previous input, and confirm that DCC, as LLFA, are the lead agency in terms of surface water management and Land Drainage Consent (LDC) for works impacting upon any OW channels within or adjoining the site. Water quality / contamination issues fall to the EA, as regulator for Water Resources.
Environment Agency Comments:	See Site Assessment for detailed comments



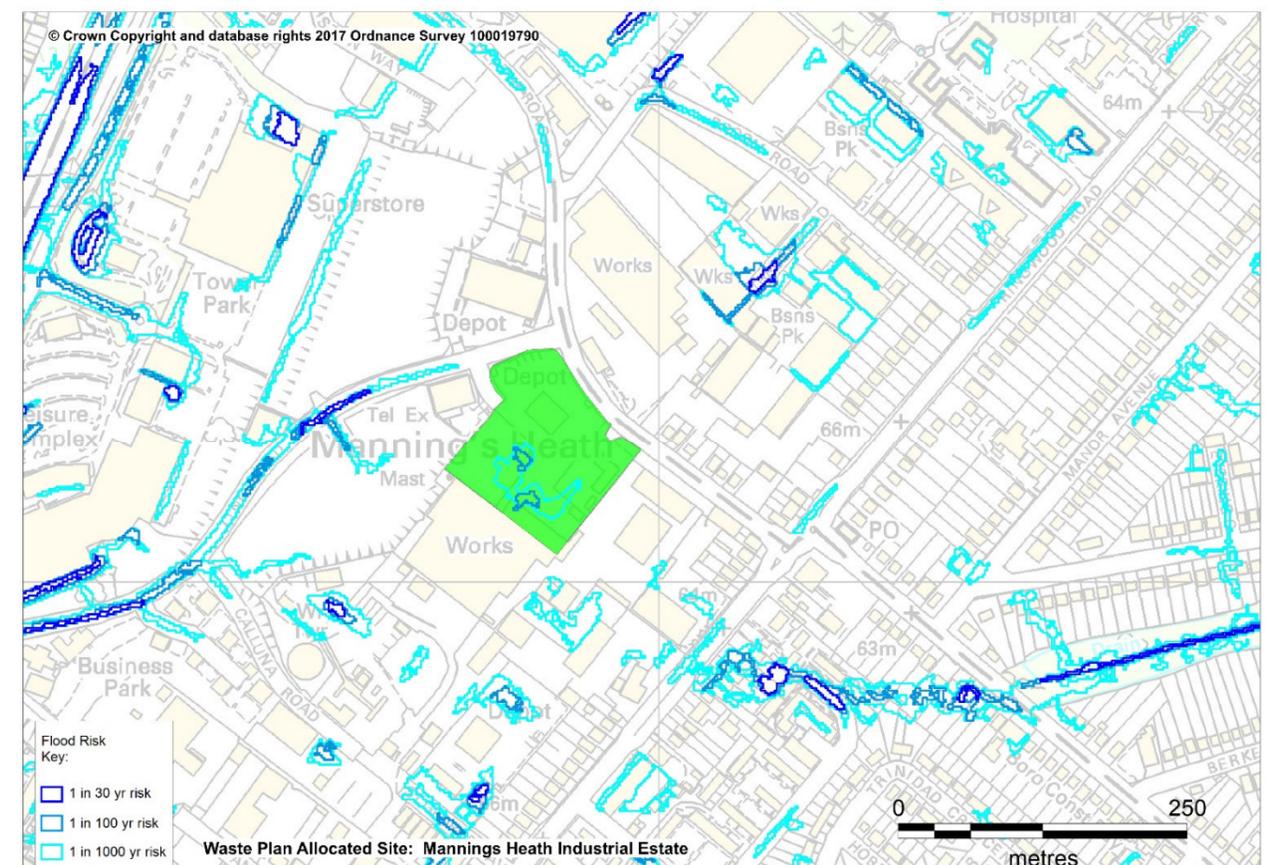
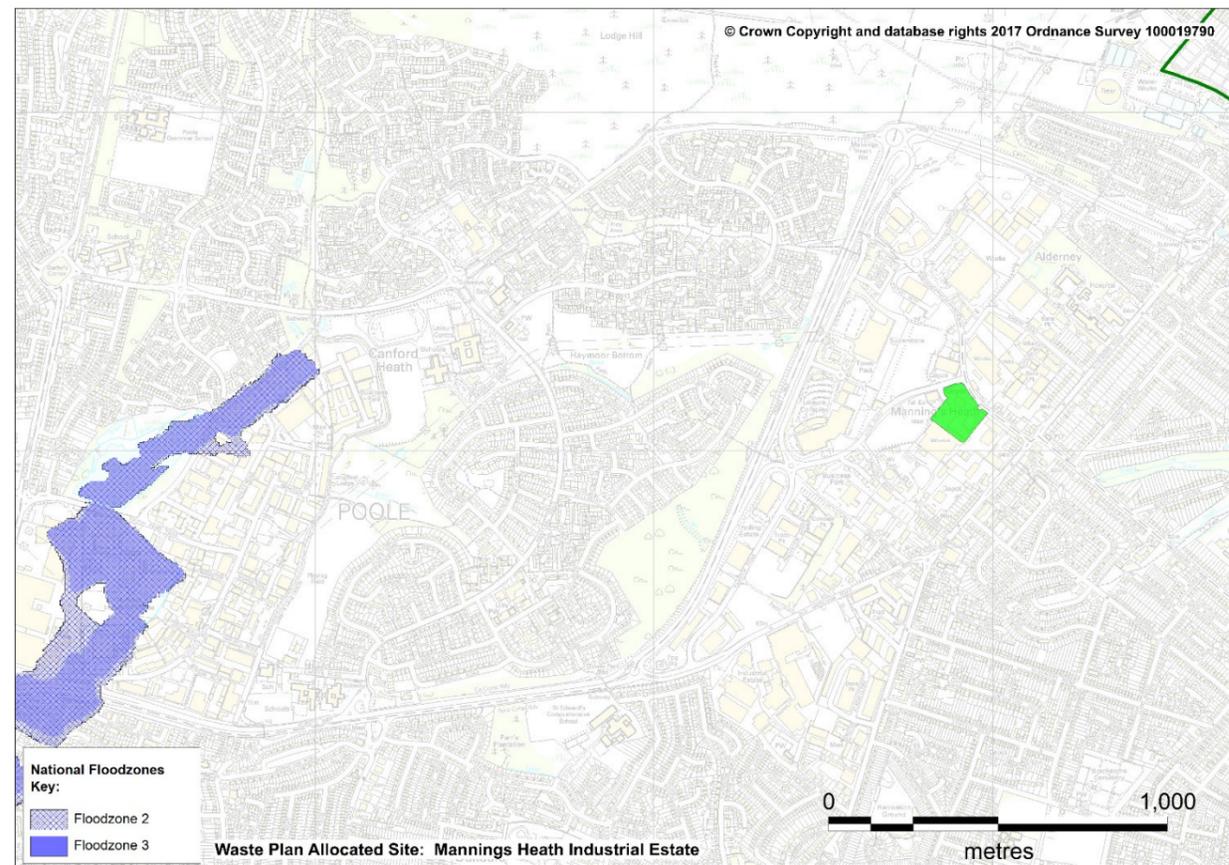
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 8 – Land at Canford Magna, Poole
Proposed uses:	Opportunities for intensification of the site including the management of an increased tonnage of non-hazardous waste.
Lead Local Flood Authority comments:	This site falls within the boundary of the Borough of Poole (BoP) which operates as a Unitary Authority. As such BoP act as the relevant LLFA for this site. The site appears to be within Flood Zone 1, but is thought to be at some risk of surface water flooding, and isolated ponding. As the existing and combined sites are in excess of 1 ha they would be regarded as major development requiring LLFA input in terms of surface water management.
Environment Agency Comments:	See Site Assessment for detailed comments



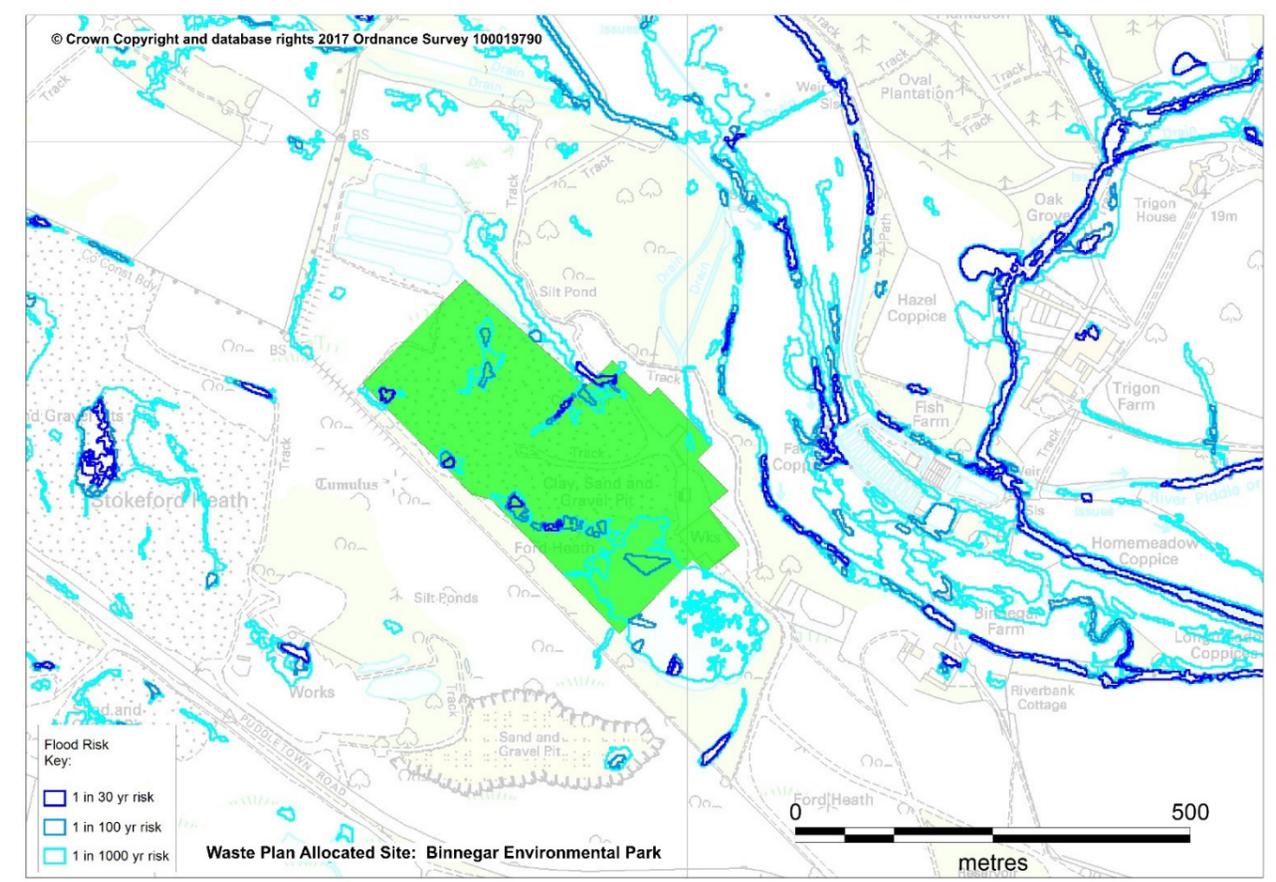
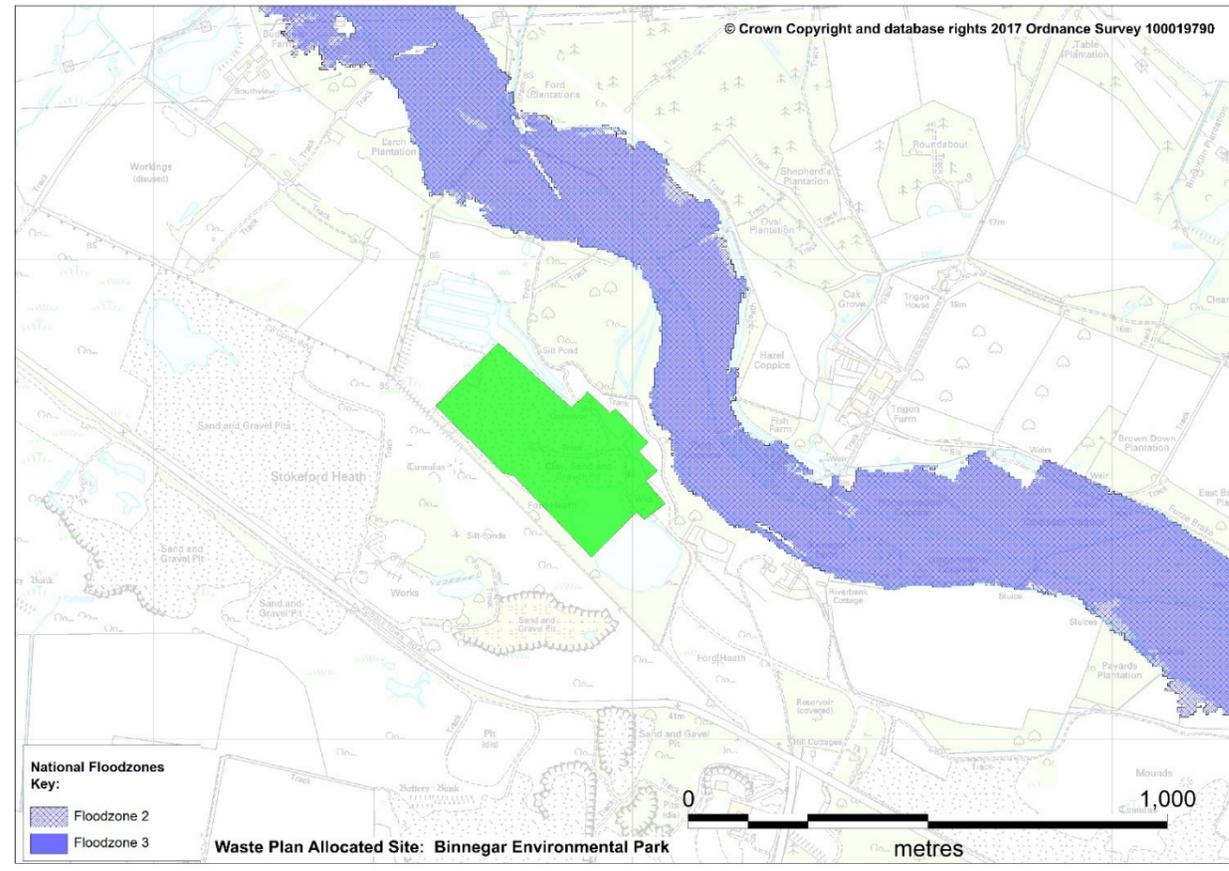
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 9 – Land at Mannings Heath Industrial Estate, Poole
Proposed uses:	Opportunities for intensification of the site comprising the management of non-hazardous waste through the preparation of Refused Derived Fuel (RDF) or Solid Recovered Fuel (SRF)
Lead Local Flood Authority comments:	This site fall within the boundary of the Borough of Poole (BoP) which operates as a Unitary Authority. As such BoP act as the relevant LLFA for this area and these specific sites. Both sites appear to be within Flood Zone 1, but are thought to be at some risk of surface water flooding. As both sites are in excess of 1 ha they would be regarded as major development requiring LLFA input in terms of surface water management.
Environment Agency Comments:	See Site Assessment for detailed comments



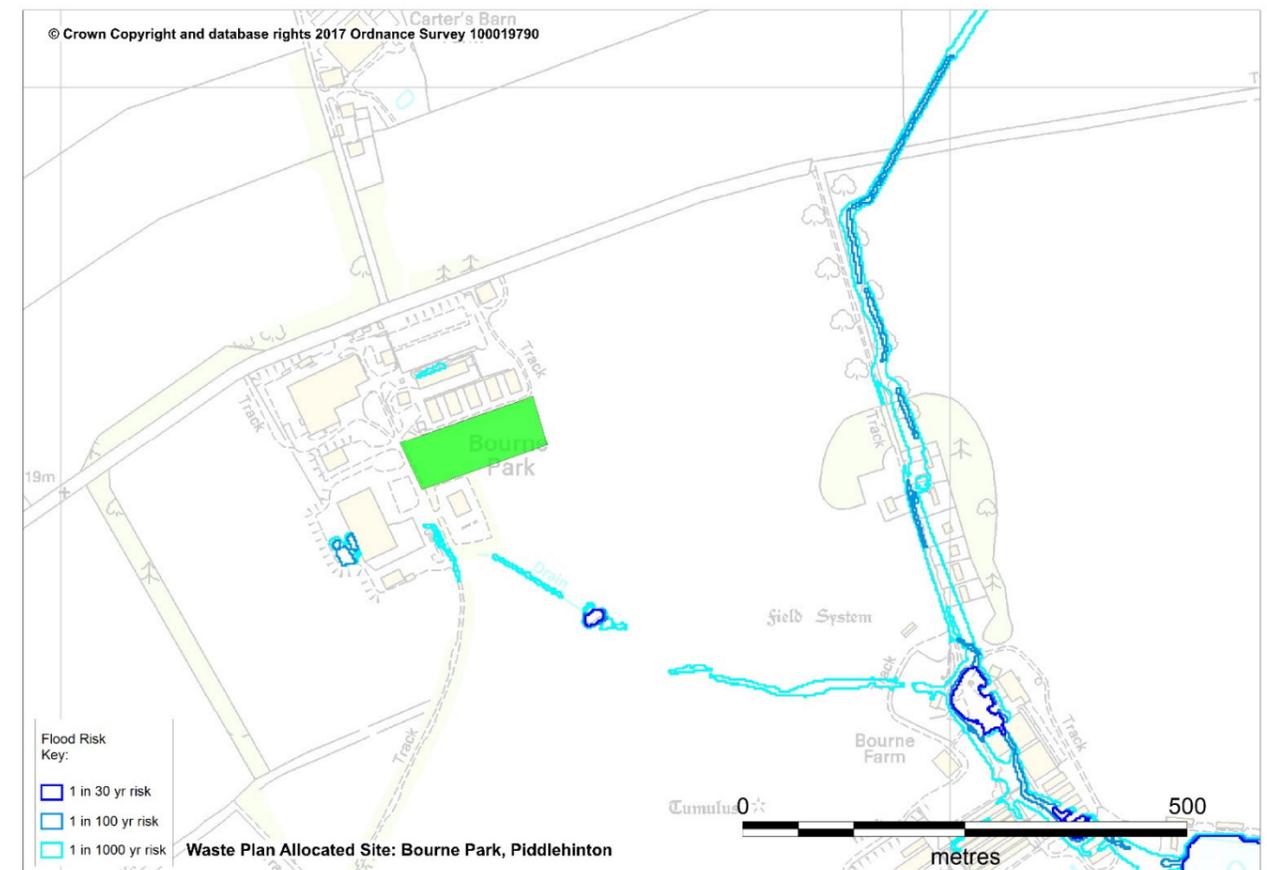
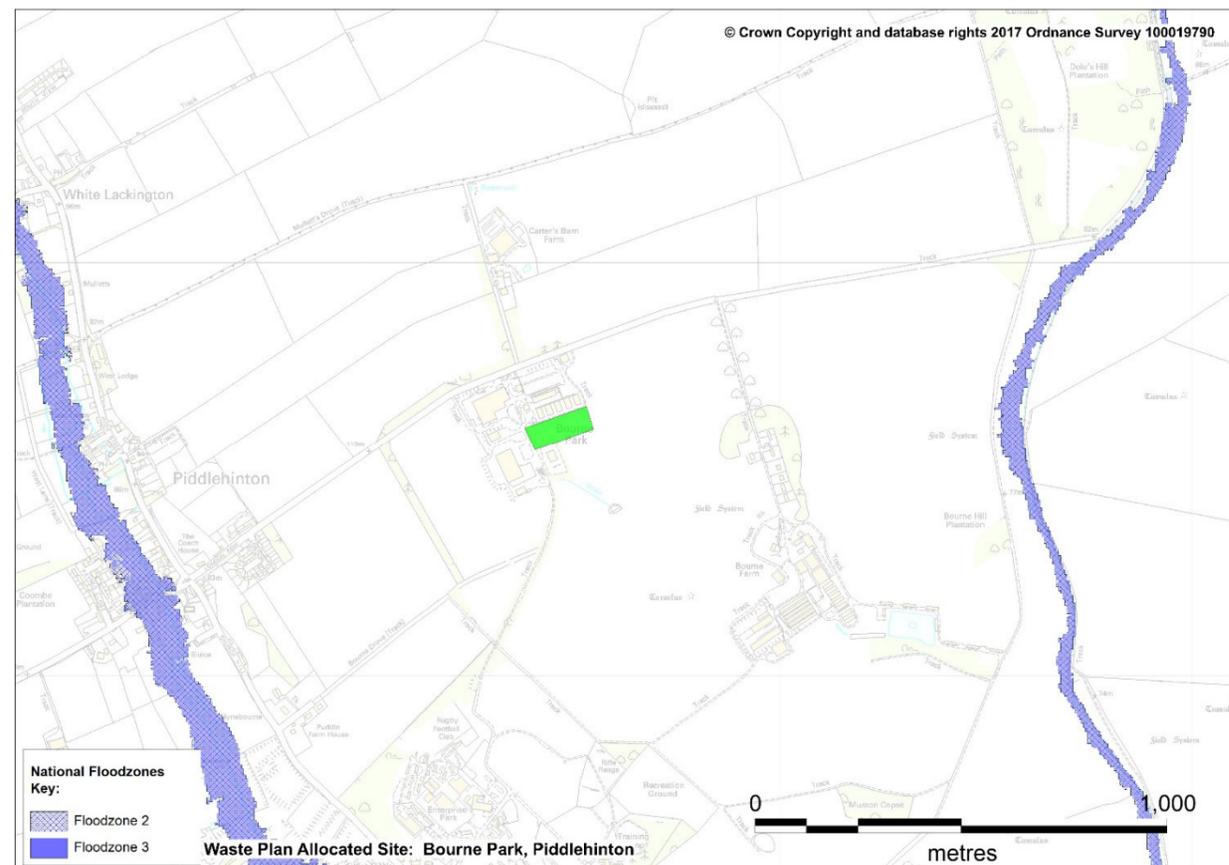
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 10 – Binnegar Environmental Park, East Stoke
Proposed uses:	Opportunities for intensification of the site including the management of non-hazardous waste
Lead Local Flood Authority comments:	<p>No grounds for objection, subject to detailed proposals / choice of preferred option: The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling, but is located adjacent to the indicative floodplain (Flood Zones 2 & 3) associated with the Main River Piddle. The site is shown to be at some theoretical risk of surface water flooding by mapping, during significant rainfall events (1:30/100/1000yr) and is likely to have high ground water levels. The (theoretical) surface water flooding is shown by relevant mapping to form isolated ponding. However it should be acknowledged that such mapping is simply derived using available topographical (Lidar) data. It will therefore pick out low spots or depressions created during earlier activity and mineral extraction at such sites. Surface water runoff will gravitate to the east / north-east to join the Main River valley system and tributary channels, which adjoin the eastern boundary.</p> <p>Given the total area of the site (9.9 ha), subsequent proposals / options are likely to qualify as major development, for which a site specific strategy of surface water management is required. This should demonstrate that runoff rates are not increased, and therefore do not contribute to a cumulative impact or off site / downstream worsening of flood risk. As such future activity or development proposals should comply with the recommendations of the NPPF. Ground conditions i.e. mixed clay, sand & silt deposits, may not support the use of infiltration / soakaways, whilst elevated ground water levels and connectivity to the adjoining river system are anticipated.</p>
Environment Agency Comments:	See Site Assessment for detailed comments



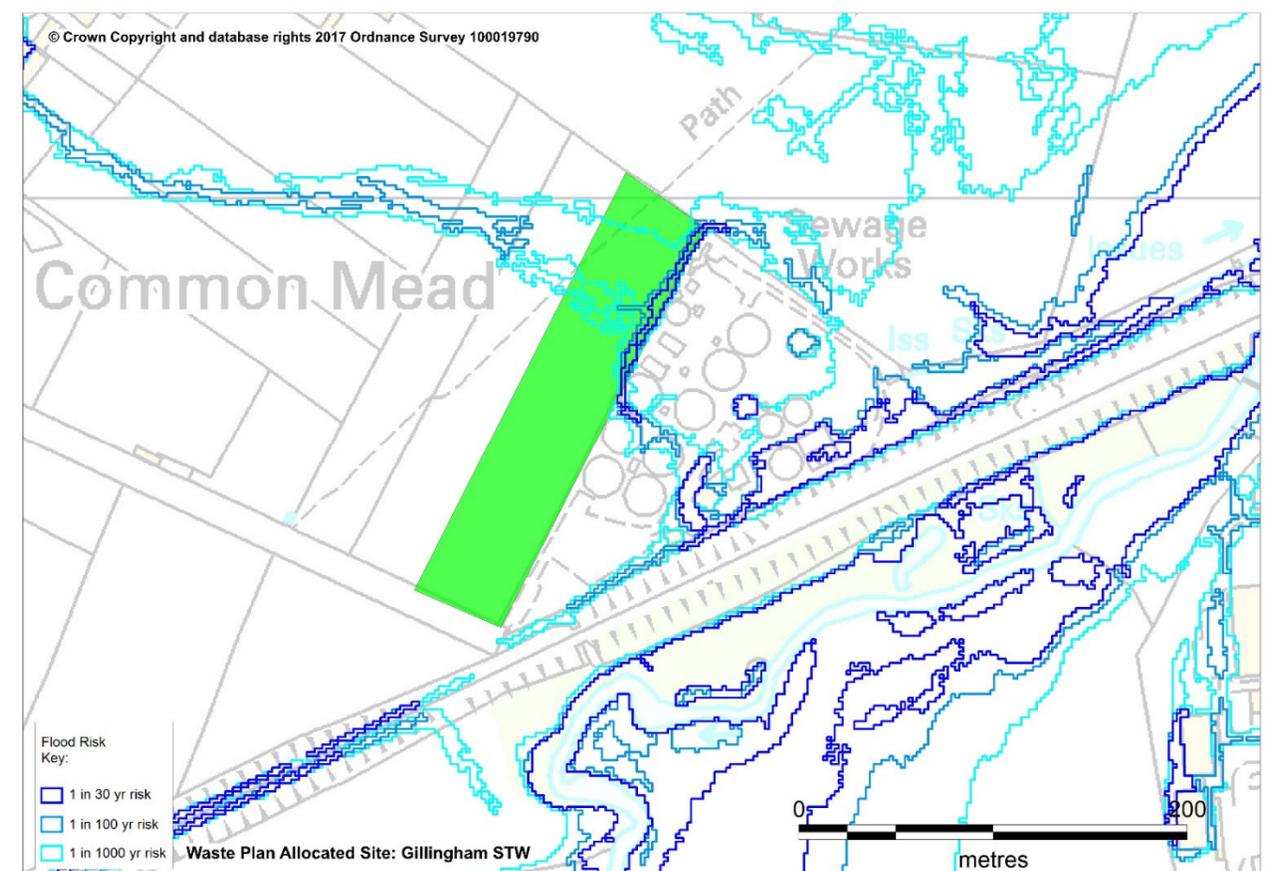
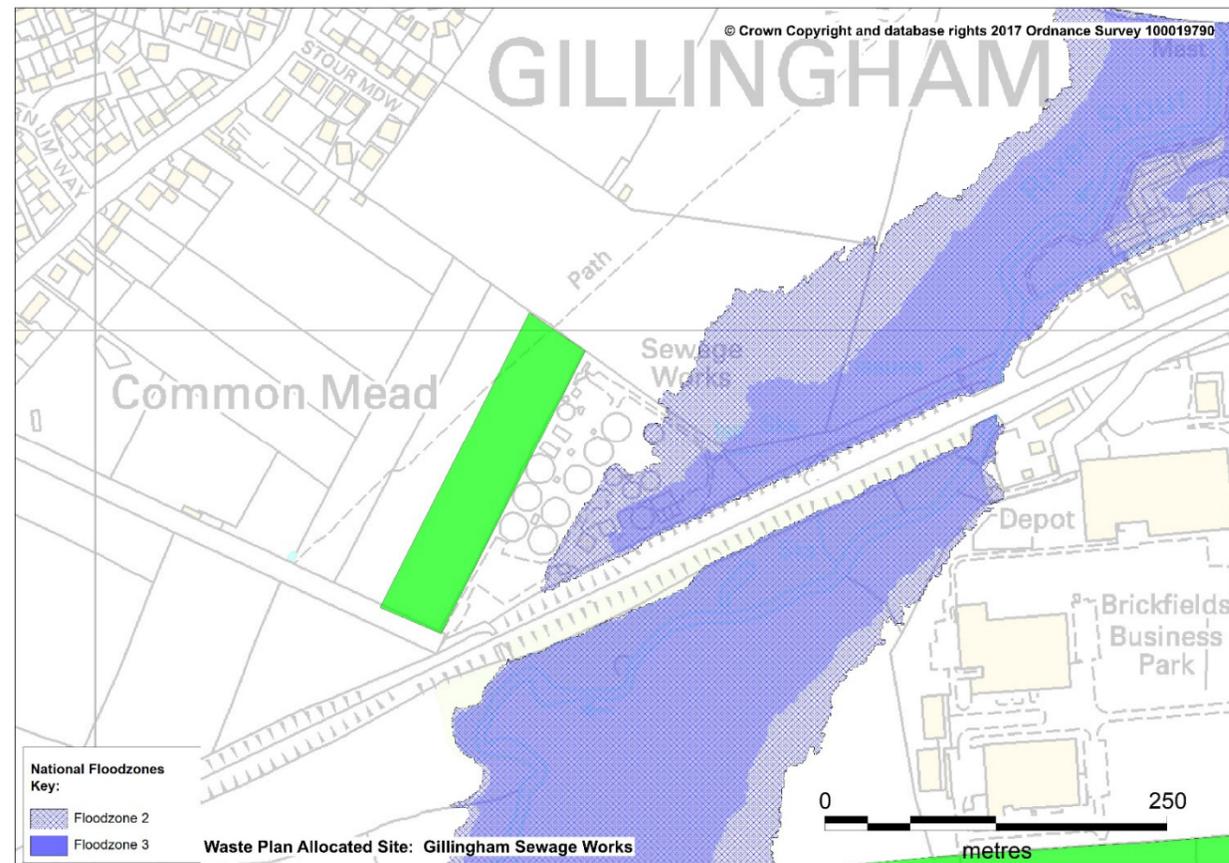
Waste Sites Proposed for Allocation in the Bournemouth, Dorset and Poole Waste Plan

Site Name and reference:	Inset 11 – Bourne Park, Piddlehinton
Proposed uses:	Green Waste Composting
Lead Local Flood Authority comments:	The site/s are entirely within Flood Zone 1 (low risk of fluvial flooding), with little or no indication of surface water flooding other than localised ponding during severe rainfall events (100/1000yr), adjacent to the black lined area and existing buildings. The site area is given as (0.9 ha) less than the 1 ha threshold for the identification of major development, and any new buildings are unlikely to exceed 1000m ² , therefore it is unlikely that DCC/FRM will need to comment as LLFA in respect of surface water management. However any subsequent 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.
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 12 – Gillingham Sewage Treatment Works
Proposed uses:	Sewage treatment works (extension to existing facility)
Lead Local Flood Authority comments:	Whilst the eastern half of the existing STP site falls within Flood Zones 2 & 3 (medium & high risk of fluvial flooding), the site indicated by the red line boundary is entirely within Flood Zone 1 (low risk of fluvial flooding). However the northern half of the site indicated is thought to be at risk of surface water flooding (1:30/100/1000yr). Given that the site area is given as 1.15 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 13 – Maiden Newton Sewage Treatment Works
Proposed uses:	Sewage treatment works (extension to existing facility)
Lead Local Flood Authority comments:	<p>NB: Comments made based on a series of options for expansion of the site in the 2015/2016 Draft Waste Plan</p> <p>These sites (A & B) are entirely within Flood Zone 1 (low risk of fluvial flooding), and are only thought to be at theoretical risk of surface water flooding in extreme rainfall events (1:1000yr) when an overland flow route is thought to develop north-east / south-west, towards the railway line adjoining the sites. Given that the site areas are given as 0.19 (A) and 0.18 (B) ha this proposal would not represent major development. We would not therefore expect to be consulted with regard to surface water management associated with these development proposals. However the applicant should be encouraged 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.</p>
Environment Agency Comments:	See Site Assessment for detailed comments

