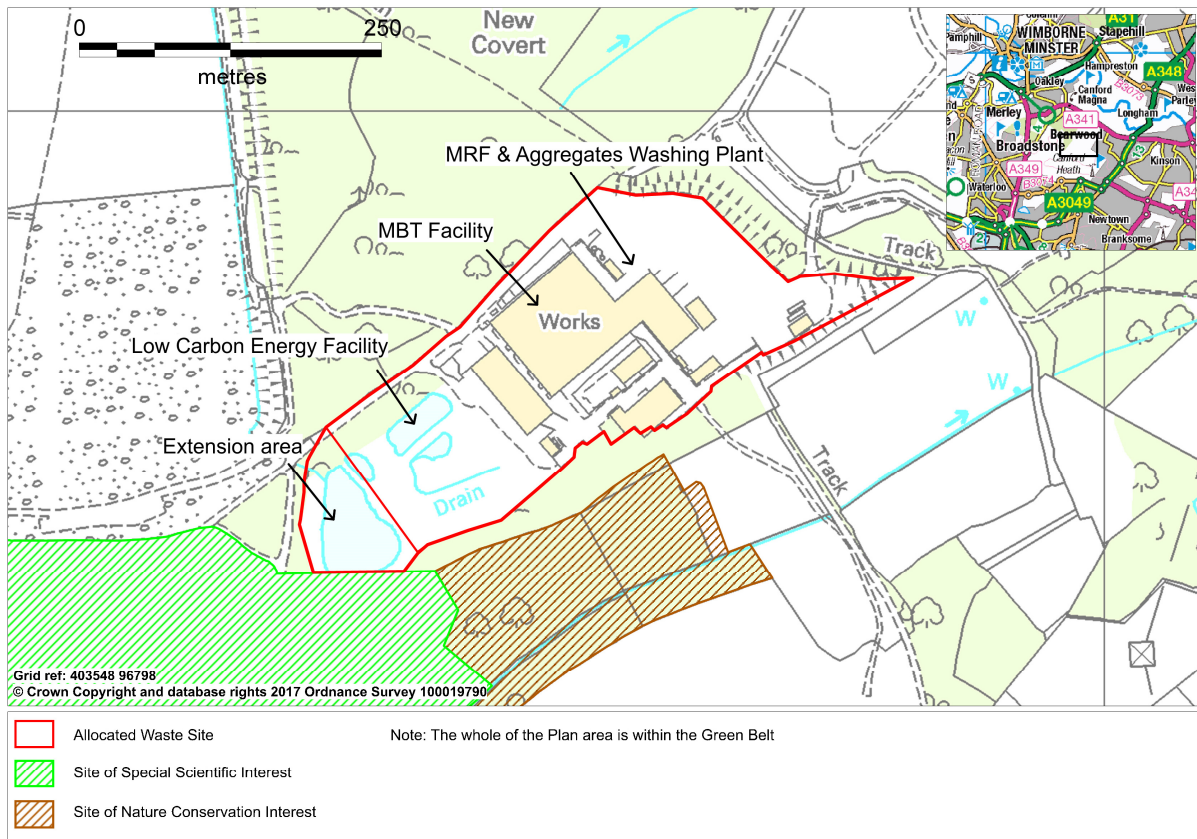


## Bournemouth, Dorset and Poole Waste Plan Site Allocation – June 2018

Reference      Inset 8      Site Name      Land at Canford Magna, Poole



### Site Information

<b>Site Location Inc. administrative area</b>	Site Control Centre, Magna Road, Canford, Poole The Borough of Poole
<b>Parish/Town Council (Relevant residents association)</b>	Merley and Bearwood Ward
<b>Landowner/Agent</b>	Site currently being promoted by New Earth Solutions Group Ltd and W H White Ltd  The site is owned by W H White Ltd, part leased to New Earth Solutions
<b>Description of Site</b>	Site Control Centre is a complex of waste management facilities adjacent to the former Whites Pit landfill site. The site is in the South East Dorset Green Belt, to the south west of Magna Road and the Canford Park Events Arena.  The Site Control Centre consists of a series of buildings, including an established Mechanical Biological Treatment Plant (MBT) operated by New Earth Solutions Group Limited, a landfill gas compound operated by Canford Renewable Energy, a Materials Recovery Facility (MRF) operated by Commercial Recycling Limited and a Low Carbon Energy Facility (which is currently under construction). All of the existing activities benefit from

	<p>permanent planning permission. Syngas Products Ltd operates a research and development facility under a temporary planning permission.</p> <p>The MBT facility operated by New Earth Solutions treats incoming residual municipal waste using a variety of mechanical plant and a controlled composting process. Outputs include metals and plastics for recycling, compost like output for use in land restoration and Refused Derived Fuels (RDF) for use in energy generation.</p> <p>Whites Pit landfill closed in 2008, albeit it is still undergoing restoration and emissions are actively managed. Landfill gas is captured and piped to a compound operated by Canford Renewable Energy, where it is treated and used to generate renewable electricity to power the operations at the site control centre, with excess electricity being exported to the local distribution grid.</p> <p>The MRF facility operated by Commercial Recycling Limited treats commercial waste arisings, sorting incoming material into different fractions for re-use and recycling.</p> <p>All the above waste processing activities currently take place within enclosed buildings.</p> <p>A low carbon energy facility is currently partially constructed. It will harness pyrolysis and gasification processes to produce a synthesis gas from RDF. The synthesis gas will be cleaned up before being used to generate heat and power.</p> <p>Permission has also been granted for the development of:</p> <ul style="list-style-type: none"> <li>• A standalone syn-gas production facility within the established MRF;</li> <li>• An extension to the operational MRF to allow for the recovery, sorting and separation of mixed dry recyclable waste.</li> </ul> <p>Commercial Recycling limited also operate an aggregates recycling facility on the east site of Whites Pit Landfill under a temporary permission.</p> <p>Capacity of existing/consented uses are not restricted by planning condition, instead they are governed by Environmental Permits  MBT – permitted to treat up to 125,000tpa  MRF – permitted to treat up the 175,000tpa  Aggregates Recycling facility – permitted to treat up to 250,000tpa</p>
<b>Site area</b>	6.77ha (Existing site - 6.08ha; Extension - 0.66ha)
<b>Range of facilities being considered</b>	<p>Intensification of existing use and complementary activities that provide the ability to manage waste further up the waste hierarchy, within the existing site and on land to the west.</p> <p>It is understood that there are no plans to extend the footprint of the established MBT facility. However, technological advancements could</p>

	facilitate a further increase in throughput capacity over the life of the emerging Waste Local Plan circa 150,000tpa (increase of 25,000tpa).
<b>Description of Potential Development</b>	There may be opportunities to release further residual treatment capacity on this site through transition away from composting activities towards increasing the production of Refuse Derived Fuels to be treated to create energy (heat and / or power). Ancillary food waste transfer may be required in response to the use of co-collection vehicles by some of the local collection authorities.
<b>Waste proposed to be managed</b>	Local authority collected waste (waste from the householder), commercial waste and construction, demolition and excavation waste
<b>Energy from Waste Opportunities</b>	This site has potential for combined heat and power (CHP) but this would be dependent on a nearby site, known as Magna Business Park, being developed for employment use. Outline planning permission for the development of a low carbon business park comprising 16,000sq.m of new B1c, B2 and B8 floor space was granted on appeal in July 2014. Reserved matters were subsequently approved by the Borough of Poole in January 2016. The consented development includes the laying of heat distribution infrastructure connecting the energy generation plant at the site control centre to the business park. The emerging Poole Local Plan also supports the principle of employment at Magna Business Park and housing development at the northern end of Magna Business Park.
<b>Traffic Generation</b>	<p>There are no planning conditions that restrict the throughput capacity of the existing facility or the level of associated HGV movements. The only restrictions are on times of day that deliveries can be taken and dispatched.</p> <p>The delivery of the consented Low Carbon Energy Facility could, in the future, reduce the overall level of HGV movements, this would be partially offset by the opportunity to increase the capacity accompanying the transition towards recycling and fuel preparation.</p> <p>Residual waste from households in Bournemouth, Dorset and Poole is delivered in RCV's direct from kerbside and in bulkers from transfer stations. It is understood that that any future increase in throughput capacity would service outlying parts of Dorset, and waste from Poole. As such the additional residual waste would be bulked up at waste transfer stations prior to delivery to the MBT facility.</p> <p>It is estimated that a further 25ktpa increase, taking the total throughput capacity of the MBT facility to 150ktpa, would give rise to approximately 13 additional HGV movements per day.</p> <p>It is proposed that the extension area, could be used for complementary technologies that 'add value' to the existing activities, helping to push material up the waste hierarchy. It is understood that this would not give rise to additional capacity and as such no increase in HGV movements over and above those associated with the established facility.</p> <p>With regards to food waste transfer. It is understood that food waste is already passing through the site, either by means of waste transfer (an interim arrangement) or simply as a result of co-collection RCV's delivering</p>

	household waste to NEW Earth Solutions Groups’s MBT facility. Therefore no additional vehicle movements on current levels. Likewise, the construction of an Anaerobic Digestion plant need not increase HGV movements.
<b>Access Considerations</b>	The site has a 1km dedicated hard surfaced haul road to an established light controlled junction to the A341 Magna Road.
<b>Relevant Local Planning Policy</b>	The NPPF provides guidance on sites of this nature at para 89 (which deals with exceptions to the construction of new buildings appropriate in the Green Belt), criterion 6, which reads “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

## Site Assessment

### Part 1 – Sustainability Appraisal

Colours shown below have been attributed to each category to aid the assessment of the site, based on the level and/or nature of potential impact. For example, red highlights a significant/absolute constraint whilst green highlights where the issue is unlikely to be a constraint to development. Positive impacts may also be identified under this category. Further details on the assessment process can be seen in the Sustainability Appraisal Report.

Category	Assessment	Constraint	Opportunity
<b>Site and adjacent land uses</b>	<p>Site Control Centre is a complex of waste management facilities adjacent to the former Whites Pit landfill site. The site is in the South East Dorset Green Belt, to the south west of Magna Road and the Canford Park Events Arena.</p> <p>The eastern end of the Site Control Centre is occupied by CRL, operating a 'dirty' Materials Recovery Facility (MRF) operation and aggregates recycling plant.</p> <p>Canford Heath to the south is designated as an SSSI, SPA, SAC and Ramsar Site. To the south-east is the Frogmore Wood Site of Nature Conservation Interest and the west Stoats Wood.</p> <p>The site control centre is surrounded by woodland covered by a Tree Preservation Area.</p>		
<b>Impact on sensitive receptors</b>	<p>No existing residential properties within 250m. Residential development is proposed to the east of the site which could bring houses within 250m of the site.</p> <p>Canford Park Arena and Sports Ground is adjacent to the northern boundary of the site. Bearwood school is 500m to the east of the site.</p>		

	<p>The closest existing residential property is located over 500m to the south of the site. The residential area of Bearwood approximately 1km from the site.</p>		
<p><b>Where is waste managed at this facility likely to derive?</b></p>	<p>This is a strategic facility with waste deriving from throughout the plan area.</p> <p>Christchurch – 14.4 km  Wimborne - 5.0 km  Blandford – 18.3 km  Dorchester – 35.5 km  Bridport – 57.9 km</p>		
<p><b>Traffic/Access</b></p>	<p><u>BofP Highways Authority (September 2014)</u></p> <p>Access is from an A-Road via Signalised junction and private haul road.</p> <p>Congestion occurs at both Gravel Hill Junctions and Bear Cross Roundabout.</p> <p>Additional LGV traffic would have a disproportionate effect on queuing in peak periods.</p> <p><u>Highways England Initial Response (September 2014)</u></p> <p>We understand that waste management of various types takes place on the site and there is the potential for intensification. We understand that capacity may increase to 120,000 tpa by 2020 and 150,000tpa by 2030. The current permitted level for treatment being 100,000tpa and generating 100 HGV movements one way per day. This would clearly be a 20% and 50% increase on current levels but we understand that this would be offset to some extent by the Low Carbon Energy facility which currently has consent.</p> <p>Intensification will potentially impact on the SRN at A31/A347 Palmersford Roundabout and the A31/A341 junctions. Before the Agency is able to accurately comment on the suitability of the site we would need to understand how much offset would be from the LCE facility, and to see some information related to likely routes to see if the strategic road network would be utilised. The Agency would not envisage any major issues that could not be overcome.</p> <p><u>Updated comments (January 2016)</u></p>		

	HE's concerns remain the same. However, they note that there are no conditions restricting the capacity of the existing facility, just restrictions on the times of day of movements. We therefore acknowledge that HE's powers to limit the level of HGV movements are limited.		
<b>Transport Planning</b>	<p><u>DCC Transport Planning Response (April 2016)</u></p> <p>Dorset Local Economic Partnership Growth Deal funding approved for improvements to Longham minis and Bearcross Roundabout, and also A349 Gravel Hill/Queen Anne Drive including junction improvements. Poole Core Strategy is currently under review and considering options for further housing development on Greenbelt land off Magna Road. Employment site to the south of Magna Road is also being progressed. Will need to liaise with the Borough of Poole colleagues and Bournemouth Borough Council (BBC) (Bearcross roundabout is in BBC area).</p>		
<b>Public Rights of Way</b>	<p><u>DCC RofW officers</u></p> <p>Bridleway BR118 crosses the existing entrance to the site control centre.</p>		
<b>Protection of Water Resources (Hydrology/groundwater/surface water and flooding)</b>	<p><u>Environment Agency Initial Response</u></p> <p><b>Flood Risk</b></p> <p>Some flooding shown on our surface water maps.</p> <p>If there is an Ordinary watercourse on site – Land Drainage Consent from the Lead Local Flood Authority (LLFA) may be required. LLFA should be consulted on the proposed waste site.</p> <p><b>Water quality</b></p> <p>Site borders SSSI / SAC/ SPA</p> <p>Site close to small watercourse leading to River Stour.</p> <p><b>Groundwater</b></p> <p>This site is on a minor aquifer of Secondary or Unproductive designation. We would have no objection subject to standard conditions for the protection of land and groundwater from contamination and oil storage. Any existing contaminated land will require Site Investigation,</p>		

	<p>Risk Assessment and Remedial Options appraisal in accordance with CLR11.</p> <p><b>Groundwater and Contaminated land</b></p> <p>May require Site Investigation, Risk Assessment and Remedial Options Appraisal at planning application stage.</p> <p><b>Are further studies recommended?</b></p> <p><b>Flood Risk</b></p> <p>Other flood risks may be present and should be assessed. Detailed Flood Risk Assessment (FRA) required at planning application stage. This should also include surface water management. There may be restrictions on use of soakaways, depending on the nature of the site (e.g. contaminated/ high groundwater levels).</p>		
<b>Surface water management</b>	<p><u>Lead Local Flood Authority (LLFA) (February 2016)</u></p> <p>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.</p>		
<b>Land Instability</b>	No issues identified		
<b>Visual Intrusion</b>	<p><u>DCC Landscape Officer (August 2014)</u></p> <p><b>Context</b></p> <p>Within the North Poole Heath/Farmland Mosaic landscape character area and adjacent to the Canford Arena event facility.</p> <p><b>Key Characteristics</b></p> <ol style="list-style-type: none"> <li>1. A relatively isolated semi rural perception despite adjacent uses with a public footpath running along its eastern sides.</li> <li>2. An open paddock surrounded by significant woodland and trees.</li> </ol>		

	<p>3. In a slight hollow below the level of surrounding land.</p> <p>4. Open to views from the adjacent footpath.</p> <p>5. Some significant mature individual trees around the site.</p> <p><b>Landscape Value</b></p> <p>The site has some landscape value as part of the open greenspace on the northern edges of Canford Heath. The woodland and trees also have a high landscape value. The surrounding industrial/commercial and formal recreational uses and its isolated location do however reduce its overall value.</p> <p><b>Landscape Susceptibility to Waste Management Facility Development and Opportunities for Mitigation and/or Enhancement</b></p> <p>Due to the combined quality and extent of the wooded tree cover and the overlooking from the footpath, the site is moderately susceptible to the development in question. However if the following mitigation measures can be built in this will reduce its susceptibility and help to minimise any adverse landscape and visual impacts: development includes buildings of a minimal height, uses recessive colours and is developed in the existing 'hollow'; the retention, protection and management of the woodland and important trees; access into the site can avoid all major trees and a comprehensive landscape management plan can be agreed for the whole site.</p> <p><b>Conclusion</b></p> <p>There are no significant landscape and/or visual reasons why this site should not be brought forward as an option provided comprehensive tree/woodland protection and landscape design and management plans can be agreed</p>		
<b>Nature Conservation</b>	<u>DCC County Ecologist and BofP Nature Conservation Officer (August 2014)</u>		



	<p>Phase 1 habitat survey and reptile survey required to demonstrate what ecological interests may be present. Ecology however unlikely to present a major constraint to the development in question.</p> <p>There will also be a need to assess how the continued use of existing site may affect any restoration of adjacent White's Land fill site and potential biodiversity enhancements.</p> <p>The extension B4 would be adjacent to SSSI SPA SAC, depending on what waste were to be deposited in area and how operated, may bring in issue of increase in rats and foxes that may predate on heathland wildlife, so would require information on how this would be managed. This extension would mean total loss of lagoon, in the past it has supported various bats species, so require bat survey and if required mitigation, it may also be a focal point for nightjar feeding, therefore they should be surveyed for as well and mitigated for if required. At present there is still a flow of water from this lagoon to the east, on the boundary of the SSSI, so how will the water that currently goes into the lagoon be managed and enter natural water courses? Majority of site not suitable for badgers, but may be areas on western edge that may require badger survey. May also be areas that require reptile survey. Depending on detail of how area to be used may be issue of light pollution to be addressed/managed re bats, glow worms etc.</p> <p>Extensions to south, trees surrounding this field have a TPO. Probably nothing of major importance but a botanical survey of the field should be carried out. The survey work for the proposed business park to the east of this area showed that there was an appreciable amount of Nightjars flying north off Canford Heath, this may be the same for this area, therefore Nightjar survey required to see how they may be affected or not. With the boundary of trees and a stream on southern edge would suggest that may be an important area for bat foraging, therefore a survey required. If trees to be felled would need</p>		
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	<p>assessment for bats. Require reptile survey, expect only common species. In general area there is badger activity and there is a known sett further to the south, so a badger survey would be required, this probably only in the wooded fringe for setts. Depending on detail of how area to be used may be issue of light pollution to be addressed/managed re bats, glow worms etc. Due to stream on southern boundary, would require detailed information on how contamination of this water course would be prevented.</p> <p><i>NB: Land to the south is not being taken forward for allocation.</i></p>		
<b>Historic Environment</b>	<p><u>DCC Historic Environment Team</u> For the proposed extension to the south, I do not know how much of this field has previous recent use, but as some of the adjacent areas have produced archaeological finds in the past, it may require survey work before development</p> <p><i>NB: Land to the south is not being taken forward for consultation</i></p> <p>If this is all restored land, no archaeological concern. However, if not, pre-determination archaeological evaluation of the proposed extension would be appropriate because of the high archaeological potential of this part of the Stour valley.</p>		

<b>Sustainability Appraisal Summary</b>	
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.	<b>Yellow</b>

## Part 2 - Deliverability/Viability

<b>Assessment</b>	<b>Constraint</b>	<b>Opportunity</b>
The proposal to intensify existing uses on this site is being promoted by the landowner/operator. Consideration will need to be given to the cumulative impacts of expanding the site as proposed.		

<p>This is an existing facility and currently Dorset's only waste treatment facility. Reliance on one private sector company may drive up the cost of waste management in the County. The Plan should allow for other private sector companies to develop additional facilities to encourage a competitive environment.</p>		
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<b>Deliverability/Viability Conclusion</b>	
No issues of deliverability have been identified	<b>Green</b>

<b>Development Considerations (Note: Modifications to the development considerations may be proposed through the examination process. See schedule of Proposed Modifications)</b>
<p>The Development Considerations for each site comprise specific requirements, issues and opportunities that should be addressed through a planning application. They are set out in the Waste Plan and re-produced within this site assessment for completeness. It should be noted that the Development Considerations do not comprise an exhaustive list of matters to be considered.</p> <ul style="list-style-type: none"> <li>• Preparation of a landscape design and management plan to include retention of existing vegetation including existing trees and woodland strip to provide a buffer between the site and the SNCI and to reduce visual impacts</li> <li>• Ecological mitigation likely to be required due to extension of the site and given proximity of the SSSI</li> <li>• Consideration given to how the continued use of the existing site may affect restoration of White's Landfill Site and potential biodiversity enhancements.</li> </ul>