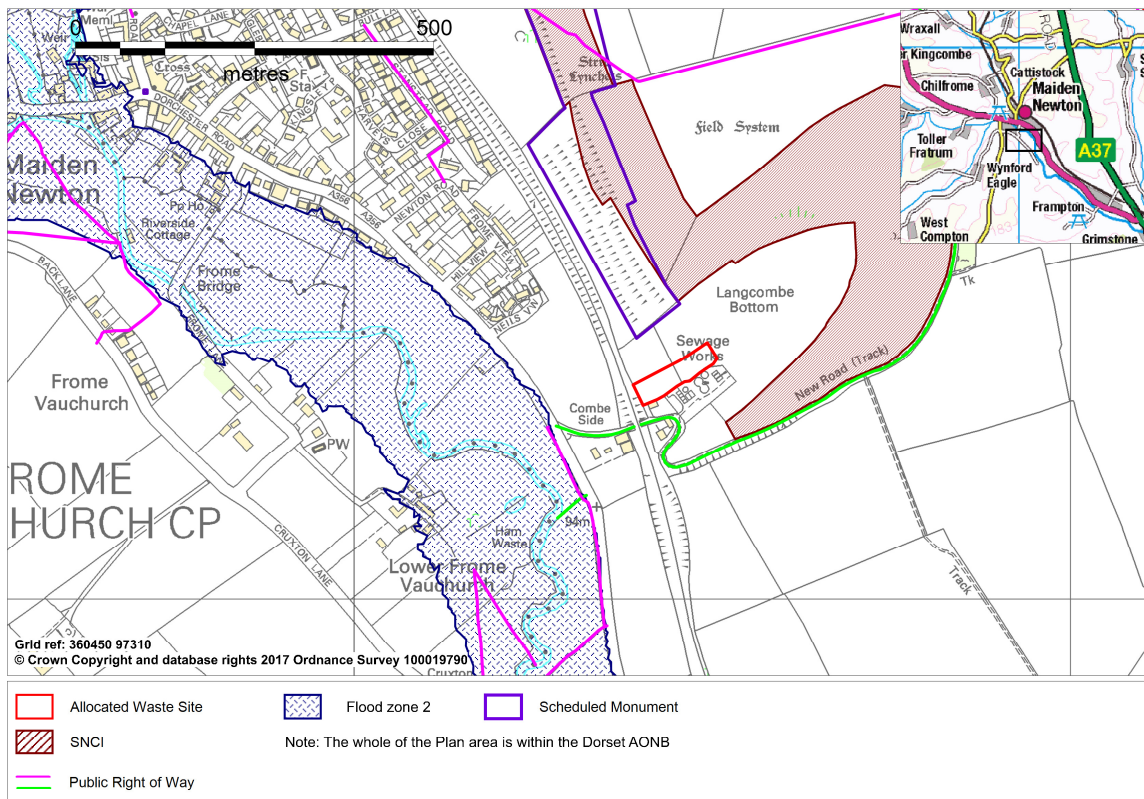


# Bournemouth, Dorset and Poole Waste Plan Site Allocation – December 2017

Reference: Inset 13

Site Name: Maiden Newton Sewage Treatment Works



## Site Information

<b>Site Location</b> Inc. administrative area	South of Maiden Newton West Dorset District
<b>Parish/Town Council</b>	Maiden Newton Parish
<b>Landowner/Agent</b>	Wessex Water
<b>Description of Site</b>	This site is an existing sewage treatment plant situated to the south of Maiden Newton. With the growth of the catchment there will be increased pressure on the sewage treatment works resulting in the need to expand the existing facility.
<b>Site area</b>	0.38 ha
<b>Range of facilities being considered and land take requirement</b>	Additional sewage treatment capacity including:-  Hydraulic Units – Inlet works, Pumping Stations  Biological Units – biological filter  Chemical dosing plant – for Phosphorus removal  Additional sludge holding/storage tank(s)

<b>Description of Potential Development</b>	Concrete and steel tanks for sewage treatment processes as listed above, with associated mechanical and electrical process plant, equipment and controls, and site roads, paths etc.  Hedge and tree screening would be around the external perimeter of either of the proposed new sites i.e. the SW,NW and NE facing boundary of the preferred site, or the NW,NE,SE facing boundary of the alternative site.
<b>Waste proposed to be managed</b>	Waste water treatment facility
<b>Traffic Generation</b>	Mainly as existing, with one additional tanker every three to four weeks (for chemical deliveries and sludge removal).
<b>Access Considerations</b>	As existing via Combe Side and onto Dorchester Road.

## 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.

<b>Category</b>	<b>Assessment</b>	<b>Constraint</b>	<b>Opportunity</b>
<b>Site and adjacent land uses</b>	The site is surrounded by agricultural land with the Weymouth to Bristol mainline railway to the west.		
<b>Impact on sensitive receptors</b>	31 residential properties within 250m  Nearest residential property 150m to west, Combe Side with further properties 200m to north west in Neil's View		
<b>Where is waste managed at this facility likely to derive?</b>	Sewer catchments serving Maiden Newton and Cattistock		
<b>Traffic/Access</b>	<u>Local Highways Authority (DCC) - Feb 2016</u> No objection from DCC Highways  <u>Highways England Initial Response (April 2016)</u>  As trips remain the same with an additional tanker every 3-4 weeks no comments to make		
<b>Public Rights of Way</b>	Bridleway, S29/12 runs along access track to existing facility.		
<b>Protection of Water Resources (Hydrology/ground water/ surface water and flooding)</b>	<u>Environment Agency (29/05/15)</u>  Site is 200m east of Flood Zone 2 and FZ3.  <u>Environment Agency Initial Comments</u>		

	<p><b>Overall EA position:</b></p> <p>No objection. This development is required because of improvements required under the Asset Management Plan (AMP) process.</p> <p><b>Flood Risk</b></p> <p>No flood risk concerns from our point of view. Our Flood Risk Standing Advice (FRSA) applies in respect of surface water drainage.</p> <p><b>Fisheries and biodiversity</b></p> <p>There are records of the Marsh Fritillary butterfly in the lowland calcareous grassland, where the extension is proposed and further investigation may be needed.</p> <p><b>Waste</b></p> <p>Any wastes brought on to site for the expansion works should be done so under the relevant permit or waste exemption.</p> <p><b>Water quality</b></p> <p>There are no water quality objections to this proposal. These are improvements required under AMP.</p> <p><b>Pollution prevention</b></p> <p>Appropriate pollution prevention measures will need to be put in place at this site.</p> <p><b>Are further studies recommended?</b></p> <p>Ecology study</p>		
<p><b>Surface water management</b></p>	<p><u>Lead Local Flood Authority (LLFA) (February 2016)</u></p> <p><u>NB: Comments made based on a series of options for expansion of the site.</u></p> <p>These sites (A &amp; 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</p>		

	<p>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>		
<b>Land Instability</b>	No issues identified		
<b>Visual Intrusion</b>	<p><u>DCC Landscape Officer</u> Site lies wholly within Dorset Area of Outstanding Natural Beauty (AONB).</p> <p><u>Comments received to site included in the Draft Waste Plan 2015 (Options A and B)</u></p> <p>Both options A and B will impact adversely on the Dorset AONB and on the open exposed slopes of the Upper Frome Valley Landscape Character Area particularly when seen in association with the existing plant. Part of the character of this location, which is representative of the wider area, is the open rolling valley sides which are open to wide, extensive and expansive views.</p> <p>Option B is not acceptable from a landscape and visual point of view as it extends and protrudes further up the open valley slope than Option A. Option A, if there were no other less sensitive locations available, would be better placed if it was located further south west, down the slope so it is less visually intrusive in this open landscape. In this way if it abutted the north west edge of the existing waste plant and it included a comprehensive Landscape Masterplan scheme of hedge and copse planting, this would help to mitigate the impacts on the open countryside in this part of the AONB. There would however be a cumulative visual impact of this new development when seen in conjunction with the existing plant.</p> <p><i>NB: An extended version of Option A was taken forward to the 2016 Waste Plan consultation</i></p> <p><b>Are further studies recommended?</b></p> <p>Landscape and Visual Impact Assessment is recommended to assess the impacts of development and to inform any mitigation and/or enhancement measures which are then included in the above Masterplan.</p>		
<b>Nature Conservation</b>	<p><u>DCC County Ecologist</u></p> <p>SNCI, Langcombe Bottom, surrounds site on 3 sides</p> <p><b>Are further studies recommended?</b></p>		

	Phase 1 & 2 habitat survey required, plus a botanical survey in the spring. Reptile Survey		
<b>Historic Environment</b>	<p><u>DCC Senior Archaeologist</u></p> <p><u>Comments received to site included in the Draft Waste Plan (Options A and B)</u></p> <p>Maiden Newton and Higher Frome Vauchurch Conservation Area lies 485m to the north west.</p> <p>An area of Medieval contour strip lynchets that are protected as a Scheduled Monument extends along the hillside to the north-west of these two proposed sites. This Scheduled Monument is 1002866 -'Field system W of Fore Hill'. In my opinion, an archaeological assessment and perhaps also an evaluation of the proposed development would be required before determination of a planning application, and the assessment would need to consider in particular the impact on the setting of the Scheduled Monument. From this point of view, it may be that option B is preferable since it is further from the Scheduled Monument</p> <p><i>NB: An extended version of Option A was taken forward to the 2016 Waste Plan consultation and the final Waste Plan (December 2017)</i></p> <p><b>Heritage Impact Assessment</b> (Undertaken independently by Context One Heritage &amp; Archaeology September 2017) Summary and recommendation for further work</p> <p><b>TBC</b></p>		
<b>Airport Safety</b>	N/A		
<b>Air Quality Inc. Dust</b>	N/A		
<b>Agricultural Land Classification</b>	Grade 3		

<b>Sustainability Appraisal Summary</b>	
The expansion of the STW will facilitate the sustainable management of waste through appropriate facilities and support growth.	<b>Yellow</b>

<p>Conversely there are potential adverse impacts or perceived impacts on quality of life if facilities are located close to communities. However, there are a limited number of residential properties in the vicinity.</p> <p>The site is in the AONB, however this option has been put forward in an attempt to mitigate impacts.</p>	
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## Part 2 – Deliverability/Viability

Assessment	Constraint	Opportunity
<p>Wessex Water have started discussions with the land owner regarding acquisition of the land that is required – no issues of deliverability have been identified.</p>		

Deliverability/Viability Conclusion	
<p>Wessex Water have started discussions with the land owner regarding acquisition of the land that is required – no issues of deliverability have been identified.</p>	<b>Green</b>

Development Considerations (Note: Modifications to the development considerations may be proposed through the examination process. See schedule of Proposed Modifications)
<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 reproduced 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>• Comprehensive landscape masterplan scheme of hedge and copse planting to mitigate impacts on the open countryside in this part of the AONB.</li> <li>• Phase 1 &amp; 2 habitat survey, botanical survey and reptile survey to accompany and inform application.</li> <li>• Preparation of an odour management plan.</li> <li>• Archaeological assessment to accompany and inform application.</li> </ul>