

Site options

The earlier chapters have presented a list of site options for a range of waste management facilities. Some of the sites are being considered for just one use, but others are being put forward for a range of waste management facilities. For a variety of reasons, some sites may only be suitable for one use whereas some sites may be large enough to accommodate a range of facilities, subject to consideration of cumulative impacts.

To assist stakeholders, all sites being considered for new or additional waste management facilities are presented here. Proposed uses are set out along with a summary of some of key issues that will need to be considered when considering the suitability of each site.

In order for stakeholders to easily find site options that may be of interest to them, the sites are presented by district/borough in the following order:

- **Bournemouth**
- **Christchurch**
- **East Dorset**
- **North Dorset**
- **Poole**
- **Purbeck**
- **West Dorset, Weymouth & Portland**

A detailed site assessment has been prepared for each site option. The site assessments are available on: www.dorsetforyou.com/waste-plan

Commenting on sites

You can comment on each site. Please make it clear which site you are commenting on, stating clearly the site name and reference number.

Where multiple uses are being considered on one site, don't forget to explain which uses you consider to be appropriate or inappropriate development.

Facilities required in Bournemouth

The following strategic facilities are required in the SE Dorset area, which includes Bournemouth

- **Management of bulky waste** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This facility would serve a strategic need, therefore waste could arise from throughout the plan area. A land take of at least 1ha of land may be required to facilitate a 30,000tpa facility, which would generate between 4 and 10 (one way) HGV movements per day. Facilities would generally be enclosed within a building.
- **Residual waste treatment facility** - options are being considered within East Dorset and Poole. This would serve a strategic need, therefore waste could arise from throughout the plan area. A residual waste treatment facility would deal with waste that cannot be recovered for recycling and/or composting. The treatment process can be typically housed in an industrial type building and a land take of up to 3ha may be required. A range of treatment methods could be considered. Treatment facilities vary in scale depending on the tonnage of waste they are designed to manage. In any case, all waste would be stored and treated within a large building, minimum 8m in height and may also have a chimney to discharge exhaust gases. This could be at a height of 35 to 40m. The facility could operate 24 hours a day and scope for connection to the grid or heat receptors would be an advantage. A typical energy from waste facility could manage 100,000 tpa of residual waste which would generate 20-40 (one way) HGV movements per day.

Please note: the identification of potential sites within this document does not imply support by the three authorities, or grant of planning permission.

Option WP BO01

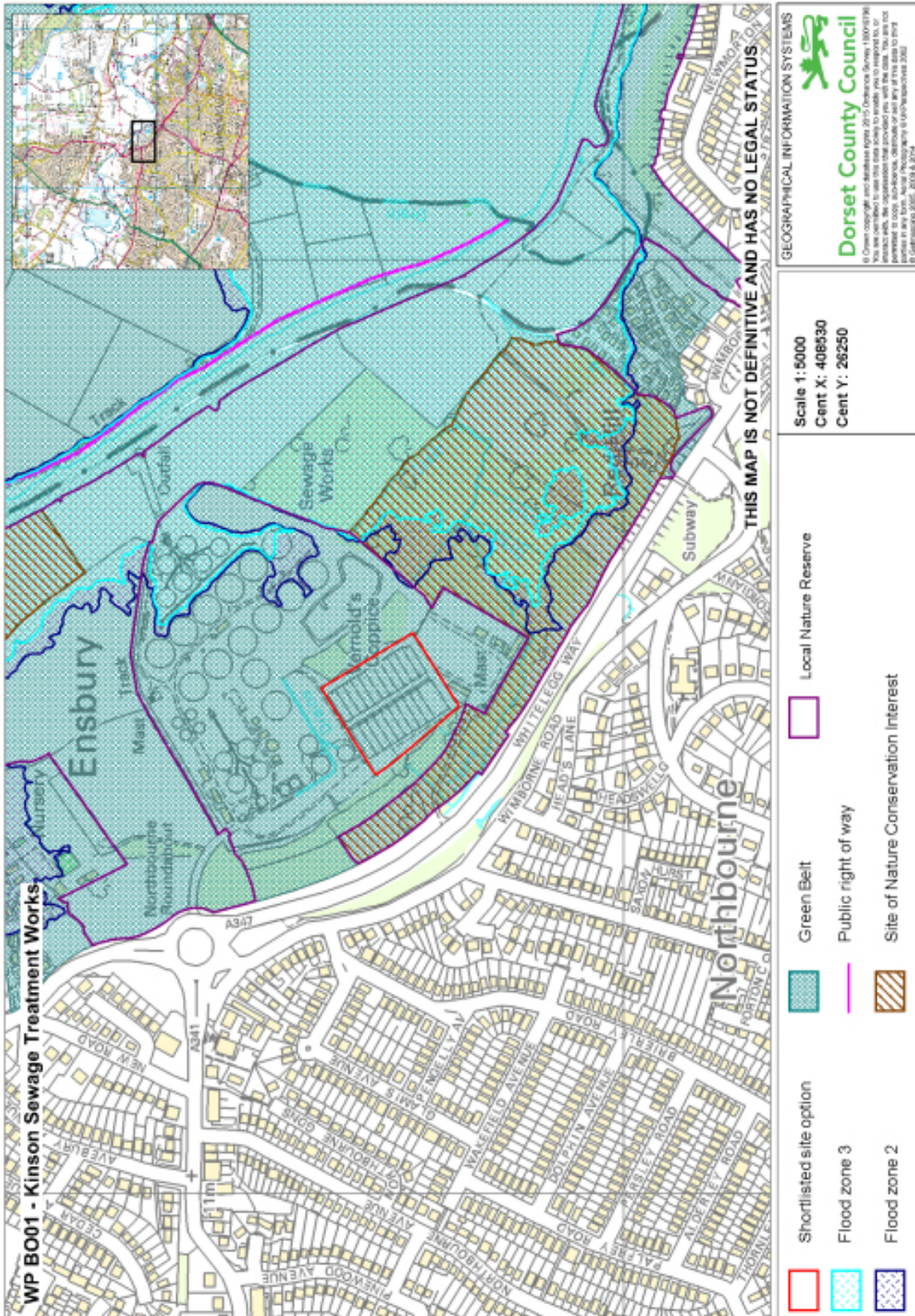
Kinson Sewage Treatment Works

This is an existing sewage treatment works within the Green Belt. There is some redundant land, to the south that Wessex Water has suggested could be made available for a waste management use.

Sustainability Appraisal Summary

The site is in a poor strategic location which would result in waste travelling greater distances compared to other options. There is potential for adverse impacts on sensitive receptors and the site is in the Green Belt. However the site is previously developed land within the boundary of an existing STW.

Parish Council/Ward	Redhill and Northbourne Ward
Site area	1.18 ha
Existing land use	Available land adjacent to an existing sewage treatment works
Potential waste facilities	Bulky waste transfer/treatment – at least 1 ha
Access	Traffic would access the site via the existing access off Northbourne Roundabout
Sensitive Receptors	Site lies entirely within Green Belt There are residential properties within 250m of the site.
Deliverability/ Viability	The landowner is happy for the site to be considered for waste uses. Given the previous use of land and adjoin land use, the site is likely to have access to all necessary services.



Facilities required in Christchurch

The following strategic facilities are required in the SE Dorset area, which includes Christchurch

- **Management of bulky waste** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This facility would serve a strategic need, therefore waste could arise from throughout the plan area. A land take of at least 1ha of land may be required to facilitate a 30,000tpa facility, which would generate between 4 and 10 (one way) HGV movements per day. Facilities would generally be enclosed within a building.

- **Residual waste treatment facility** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This would serve a strategic need, therefore waste could arise from throughout the plan area. A residual waste treatment facility would deal with waste that cannot be recovered for recycling and/or composting. The treatment process can be typically housed in an industrial type building and a land take of up to 3ha may be required. A range of treatment methods could be considered. Treatment facilities vary in scale depending on the tonnage of waste they are designed to manage. In any case, all waste would be stored and treated within a large building, minimum 8m in height and may also have a chimney to discharge exhaust gases, this could be at a height of 35 to 40m. The facility could operate 24 hours a day and scope for connection to the grid or heat receptors would be an advantage. A typical energy from waste facility could manage 100,000 tpa of residual waste which would generate 20-40 (one way) HGV's movements per day.

NB: No site options have been identified for residual waste treatment in Christchurch.

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Option WP CB01

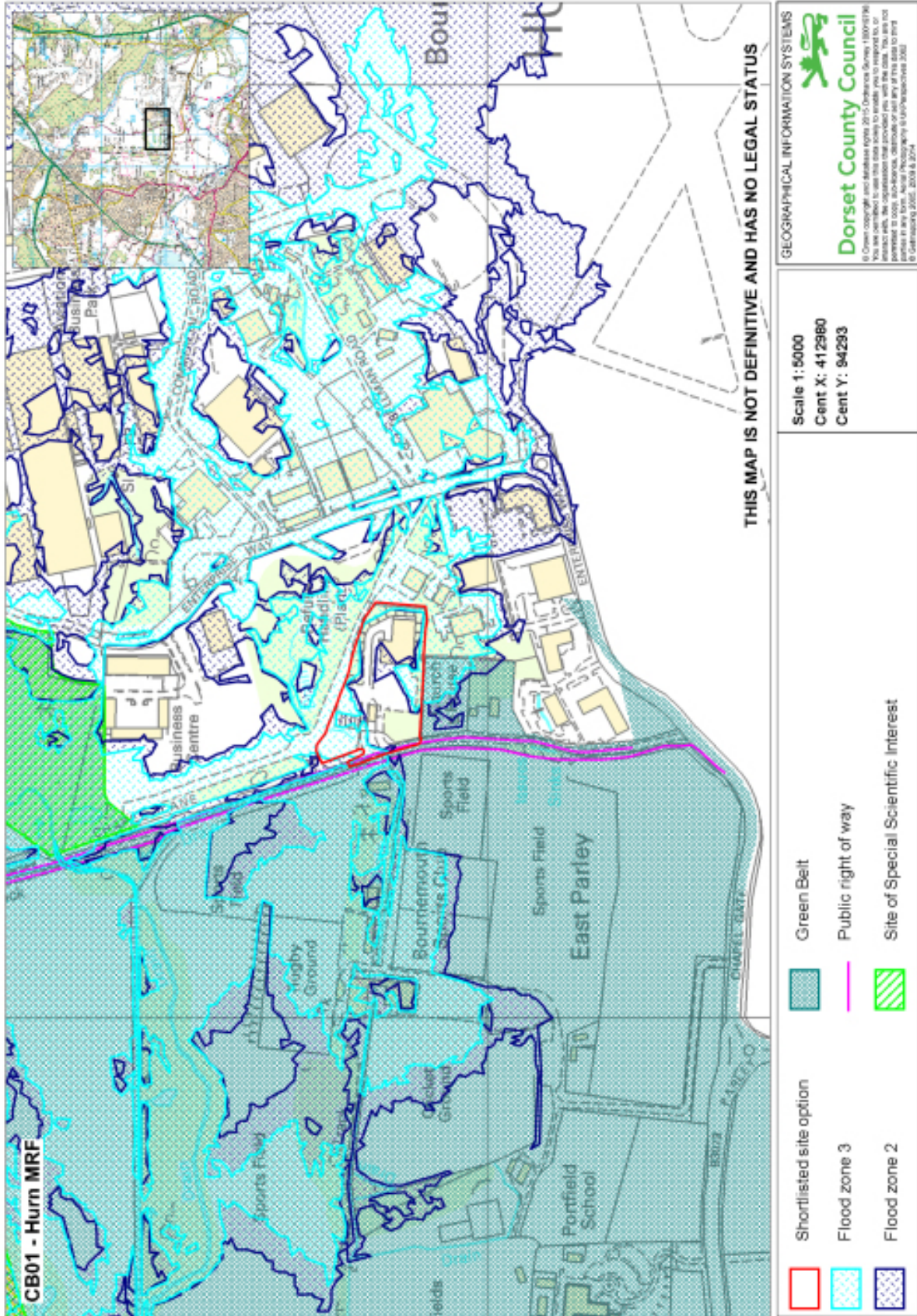
Hurn MRF, Parley

This site is an established materials recycling facility (MRF) located to the west of Hurn airport on Chapel Lane. The site is currently being used as a transfer station with the ability to carry out limited sorting. Once a more sophisticated MRF is developed in the Plan area this site may not be required and could be available for an alternative waste management use.

Parish Council/Ward	Hurn Parish
Site area	1.3ha
Existing land use	MRF
Potential waste facilities being considered	Bulky waste transfer/treatment – at least 1 ha
Access	Existing access on Chapel Lane
Sensitive Receptors/designations	There are residential properties within 250m and Bourne-mouth Sports Club is in the immediate vicinity.
Deliverability/ Viability	The site will only be available for an alternative use when an new MRF is developed, this should be within the early part of the Plan period.

Sustainability Appraisal Summary

This is an existing waste site and it is not proposed to intensify existing uses. The site is in a strategically poor location which would result in waste travelling greater distances compared to other options.



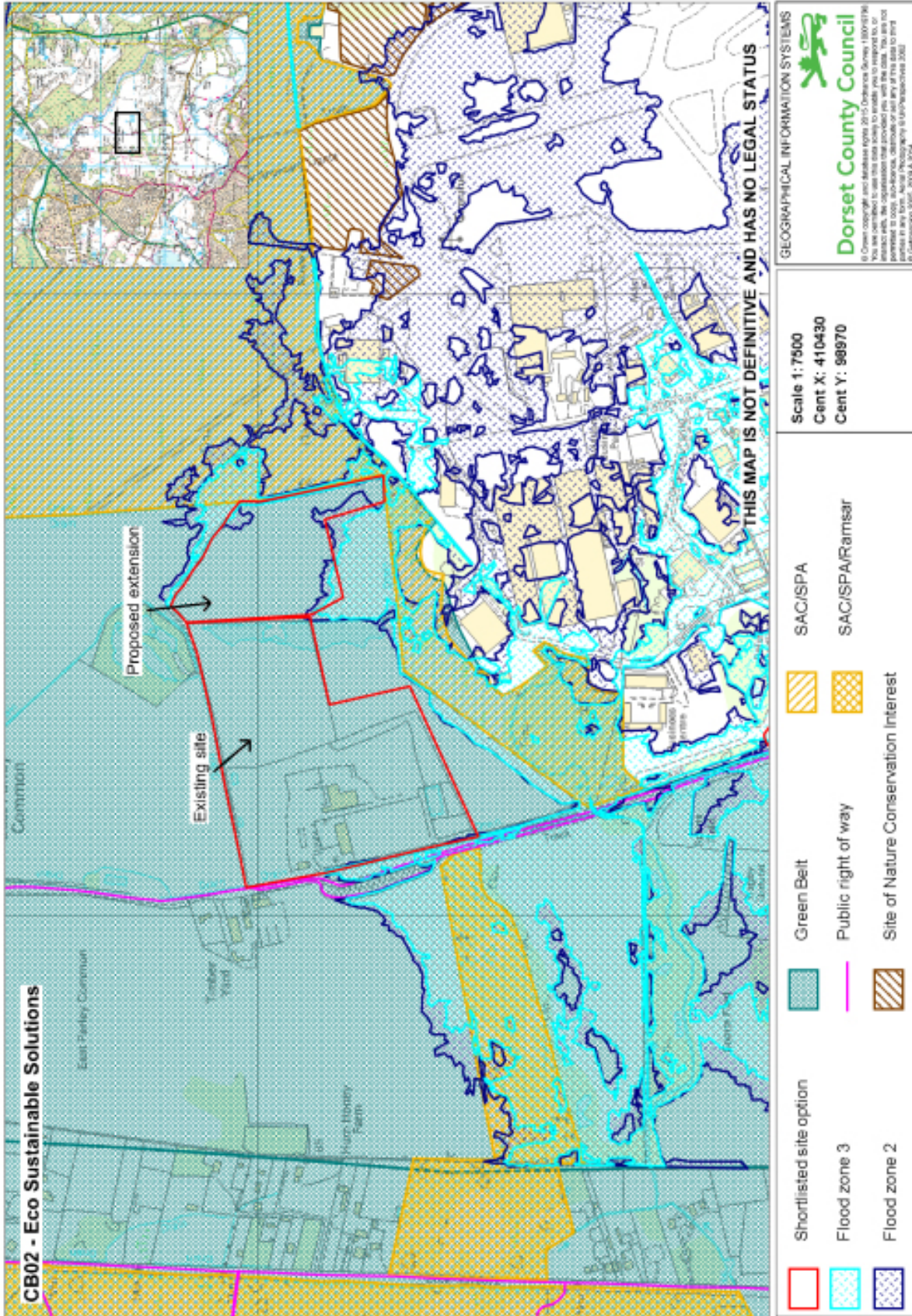
Option WP CB02

Eco-Composting, Parley

This is an existing waste management facility incorporating a range of activities including inert recycling, composting, and wood recycling. There are also a number of permitted activities that benefit from planning permission but are yet to be developed including anaerobic digester and a bio energy facility.

An application has been submitted for the reconfiguration of this site including the introduction of new plant and processes and an increase in permitted throughput. New processes includes a solid recovered fuel processing plant and a landscaping scheme.

Parish Council/Ward	Hum Parish
Site area	Existing Facility - 12.3ha Proposed Extension - 4.5ha
Existing land use	Existing waste management facility
Potential waste facilities being considered	Solid recovered fuel processing plant
Access	Access as existing from Chapel Lane
Sensitive Receptors/designations	One residential property lies within 250m
Deliverability/ Viability	This site is being actively promoted by the landowner/operator.



Facilities required in East Dorset

The following strategic facilities are required in the SE Dorset area, which includes the Borough of Poole

- Management of bulky waste** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This facility would serve a strategic need, therefore waste could arise from throughout the plan area. A land take of at least 1ha of land may be required to facilitate a 30,000tpa facility, which would generate between 4 and 10 (one way) HGV movements per day. Facilities would generally be enclosed within a building.

- Residual waste treatment facility** - options are being considered within Poole, Bournemouth, Christchurch, East Dorset and Poole. This would serve a strategic need, therefore waste could arise from throughout the plan area. A residual waste treatment facility would deal with waste that cannot be recovered for recycling and/or composting. The treatment process can be typically housed in an industrial type building and a land take of up to 3ha may be required. A range of treatment methods could be considered. Treatment facilities vary in scale depending on the tonnage of waste they are designed to manage. In any case, all waste would be stored and treated within a large building, minimum 8m in height and may also have a chimney to discharge exhaust gases. This could be at a height of 35 to 40m. The facility could operate 24 hours a day and scope for connection to the grid or heat receptors

would be an advantage. A typical energy from waste facility could manage 100,000 tpa of residual waste which would generate 20-40 (one way) HGV movements per day.

- Household Recycling Centre (HRC)** - options are being considered for a household recycling centre to replace/improve the existing facility. Scope for a split level type building and provision of circulation and parking areas is essential, requiring up to 1ha of land. Much of the material storage would be undertaken within a building, with a maximum building Height of approximately 11 metres to allow for loading undercover.

- Waste vehicle depot** - options are being considered for a depot in the east Dorset area. Up to 0.5 land would be required incorporating hard standing for the storage of waste vehicles, staff cars, office accommodation, wash down facilities, fuelling facilities and possibly a vehicle workshop. There would be no requirement for waste to be stored on site. A typical depot would generate approximately 24 (one way) HGV movements per day (inc trucks and street sweepers) plus a maximum of 40 (one way) staff cars per day.

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Option WP ED01

Brook Road, Wimborne

Wimborne's existing Household Recycling Centre (HRC) is located on Brook Road. This option is for the expansion of the existing facility onto a small parcel of land currently used as a car park and immediately adjoining the existing HRC. It should be noted that the available land is small and unlikely to achieve a modern, split level facility, however there would be sufficient space to provide better circulation and parking areas.

This site is only being considered for a HRC extension as it is too small for any of the other needs in East Dorset.

Parish Council/Ward	Wimborne Minster Parish
Site area	0.07 ha
Existing land use	Car park
Potential waste facilities	HRC Extension
Access	Via existing access onto Brook Road
Sensitive Receptors	There are residential properties within 10m of the site
Deliverability/ Viability	Extension area is privately owned and the landowner is happy for the site to be considered subject to further discussions and negotiations.

Sustainability Appraisal Summary

This site is well located to serve Wimborne, Ferndown and surrounding areas, however there are issues with access along Brook road. Available land is also limited which would restrict the ability to develop a up to date, modern split level facility.



Option WP ED02

Blunts Farm, Ferndown

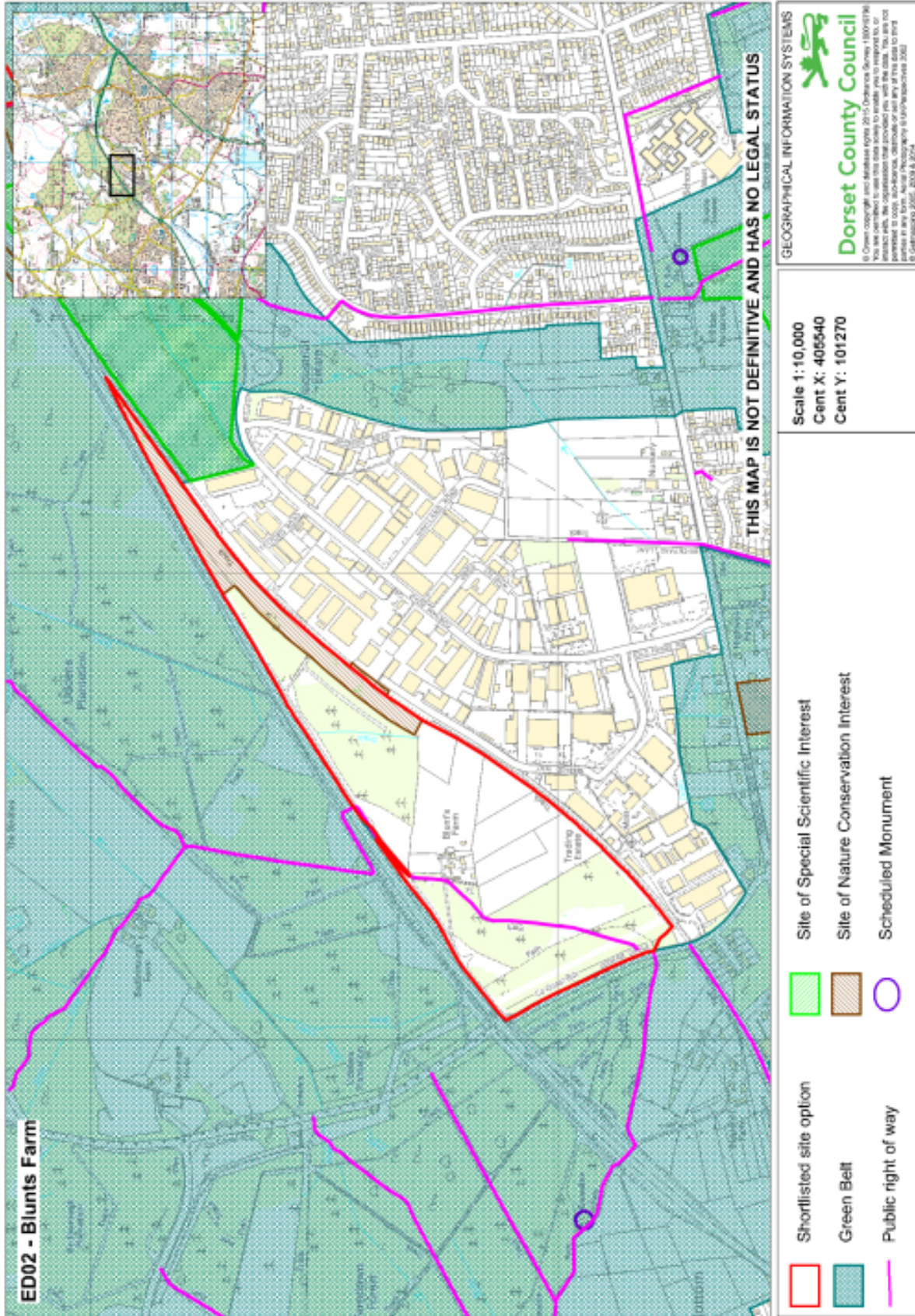
This site forms the largest area of employment land within East Dorset and is situated adjacent to the existing Ferndown industrial estate and boarded by the A31 to the northwest.

The site could be suitable for a range of waste management facilities as set out in the table. The site is large and could accommodate one or more facilities.

Sustainability Appraisal Summary

As a HRC this site is well located to serve Wimborne, Ferndown and surrounding areas. For a bulky waste and/or treatment facility the site is strategically well located. There would be a negative impact on biodiversity and recreational use of the site. However, the site is allocated for employment use which means it is likely to be developed.

Parish Council/Ward	Ferndown Town Council
Site area	30ha
Existing land use	Heath, forestry and paddocks
Potential waste facilities	Waste Vehicle depot - 0.3 to 0.5 ha Household Recycling Centre - 0.5 – 1 ha Bulky waste transfer/treatment – at least 1 ha Residual waste treatment - up to 3 ha
Access	Options include access through the industrial estate or via Uddens Road
Sensitive Receptors/designations	There are residential properties within 250m of the site, Blunts Farm is located within the site
Deliverability/ Viability	The Forestry Commission own the site and will consider the development of a waste facility.



Option WP ED03

Woolsbridge Industrial Estate

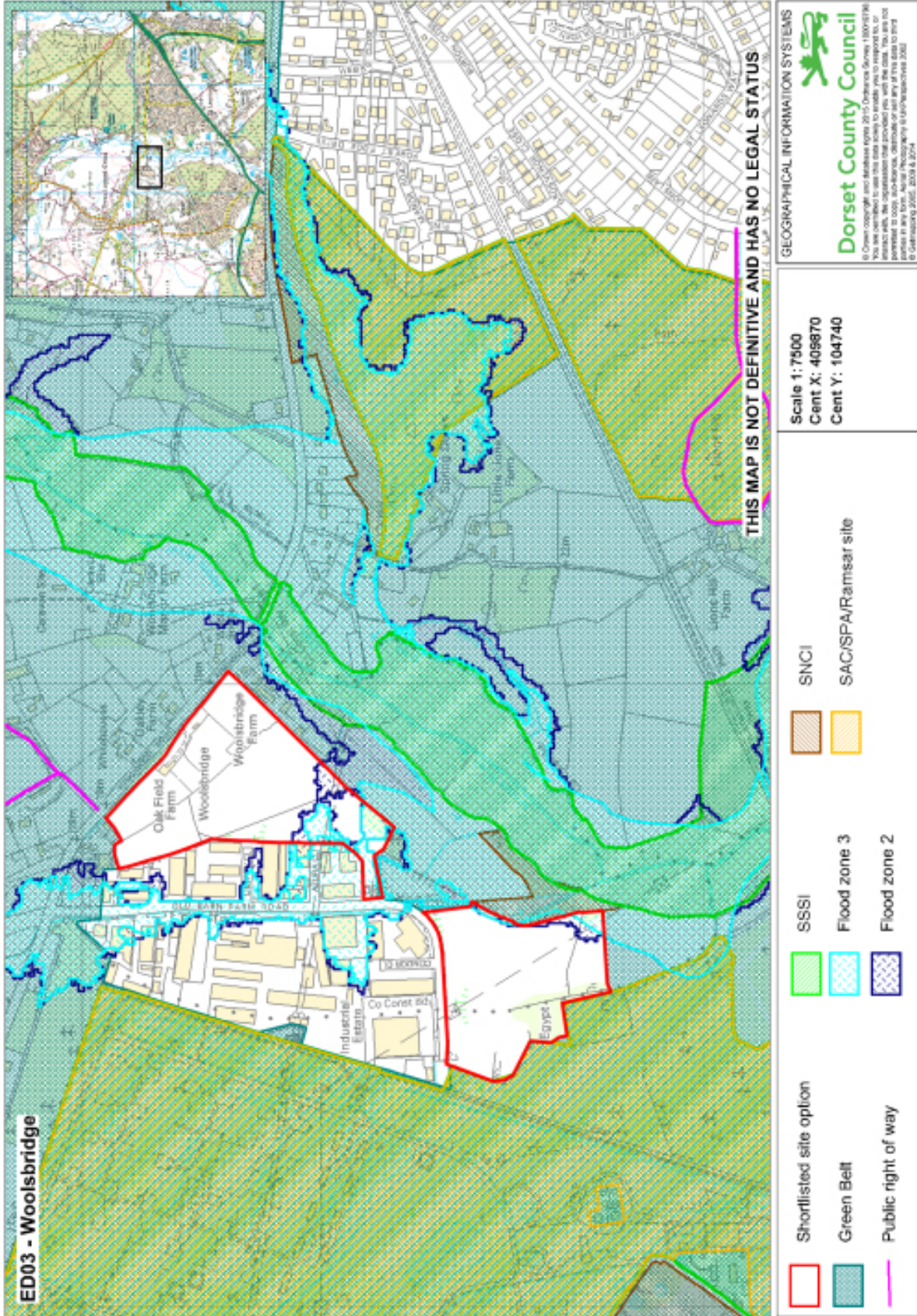
Two parcels of allocated employment land are being considered that form an extension to the existing Woolsbridge Industrial Estate, south east of Three Legged Cross.

The site could be suitable for a range of waste management facilities, as set out in the table. There is large area of available land and could accommodate one or more facilities. If a HRC was to be located on this site it could serve a wider catchment area than the existing facility at Wimborne.

Parish Council/Ward	Verwood and West Moors
Site area	7.42ha and 5.54ha
Existing land use	Agricultural/ brownfield land
Potential waste facilities	Waste Vehicle depot - 0.3 to 0.5 ha Household Recycling Centre - 0.5 – 1 ha Bulky waste transfer/treatment – at least 1 ha Residual waste treatment - up to 3 ha
Access	Via the existing access to Woolsbridge Industrial Estate
Sensitive Receptors	There are residential properties within 250m of the site. A Farm, caravan site and pub are also situated in the immediate vicinity.
Deliverability/ Viability	The site is privately owned, the landowner has aspirations for waste uses on the site and is happy for us to consider the site for waste facilities.

Sustainability Appraisal Summary

For a HRC the site is further away from the existing catchment which would require residents to travel greater distances compared to other options. However this site could serve a wider catchment. For a strategic bulky waste or treatment facility the site is in a poor location resulting in waste travelling greater distances. Of the two options being considered the eastern parcel of land has a high landscape value and is closer to sensitive receptors. The southern area of land performs more favourably in terms of landscape impact and distance from sensitive receptors.



Option WP ED04

West Moors Petroleum Depot

This site is a former military based and petrol depot in the Green Belt comprising of existing employment and large areas of hard standing. The site is situated south of Three Legged Cross and to the west of Woolsbridge Industrial Estate.

The site could be suitable for a range of waste management facilities, as set out in the table and could accommodate one or more facilities.

Parish Council/Ward	West Moors and Verwood Parish
Site area	12.02ha
Existing land use	Petrol Depot and employment
Potential waste facilities being considered and land take required	Waste Vehicle depot - 0.3 to 0.5 ha Bulky waste transfer/treatment – at least 1 ha Residual waste treatment - up to 3 ha
Access	Onto the B3072, Ringwood Road
Sensitive Receptors/designations	Residential properties within 500m
Deliverability/ Viability	The site is owned by the MOD and its future is currently unclear. Future plans will be monitored to identify deliverability issues.

Sustainability Appraisal Summary

For a HRC the site is further away from the existing catchment which would require residents to travel greater distances compared to other options. However this site could serve a wider catchment. For a strategic bulky waste or treatment facility this site is more remote and may require waste vehicles to travel greater distances. There may be a negative impact on biodiversity as the site is surrounded by European designations. The site is also in the Green Belt, however it is previously developed land.

Option WP ED05

Little Canford Depot, Hampreston

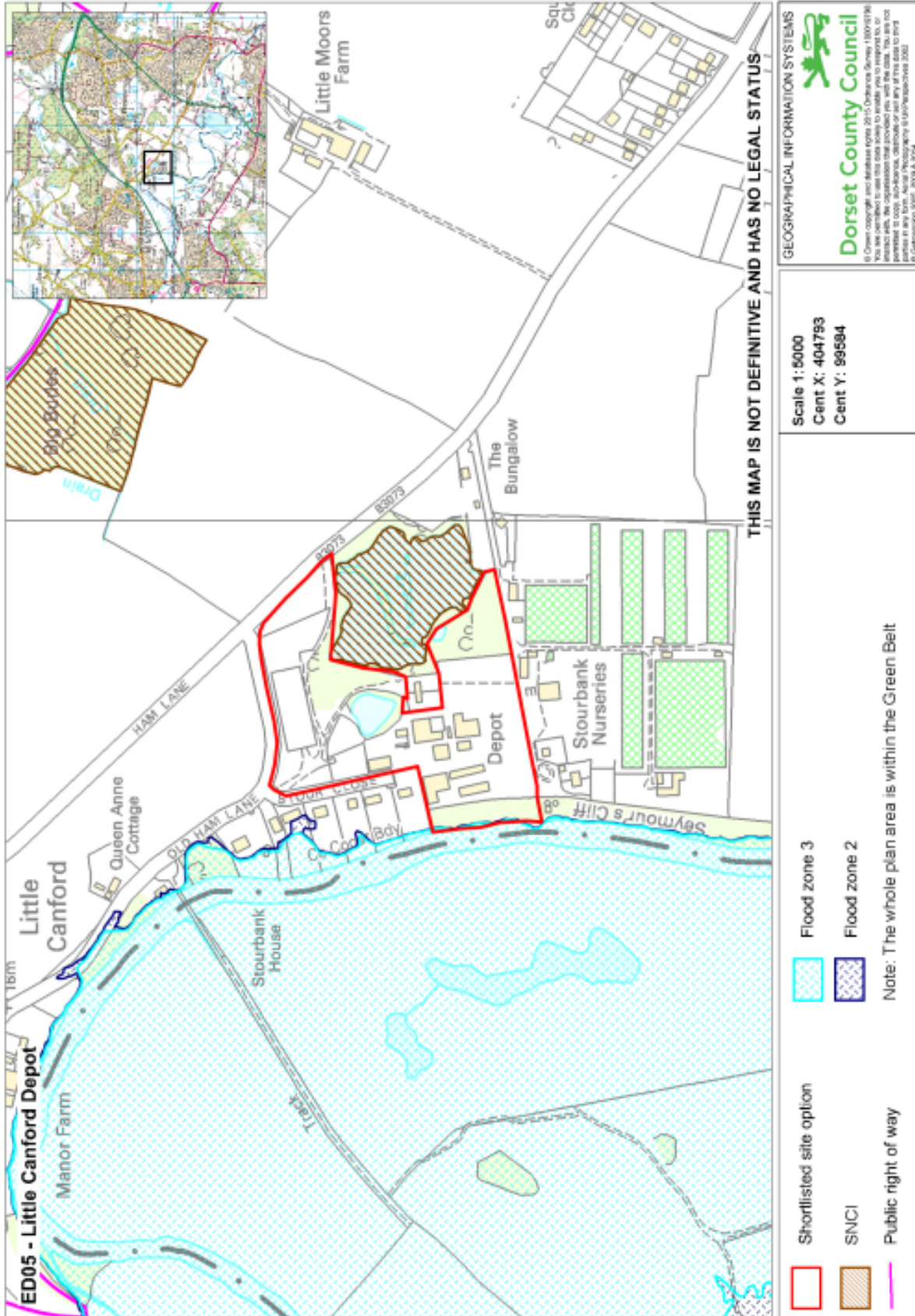
This site is previously developed land in the Green Belt formally used by Wessex Water as a depot facility. It comprises of various buildings, hard standing and a large area of ponds and water features.

The available land could accommodate both of the facilities set out in the table.

Sustainability Appraisal Summary

For a HRC this site is well located to serve Wimborne, Ferndown and surrounding areas. The site is in the Green Belt, however the site is previously developed land.

Parish Council/Ward	Ferndown Town Council, Borders the Borough of Poole
Site area	7.5ha
Existing land use	Wessex Water Depot
Potential waste facilities	Waste Vehicle depot - 0.3 to 0.5 ha Household Recycling Centre - 0.5 – 1 ha
Access	Access via Stour Close, Old Ham Lane and onto the B3073
Sensitive Receptors	Residential properties within 250m
Deliverability/ Viability	The landowner has suggested that this site could be made available for waste management uses.



Option WP ED06

East Dorset Police Headquarters, Ferndown

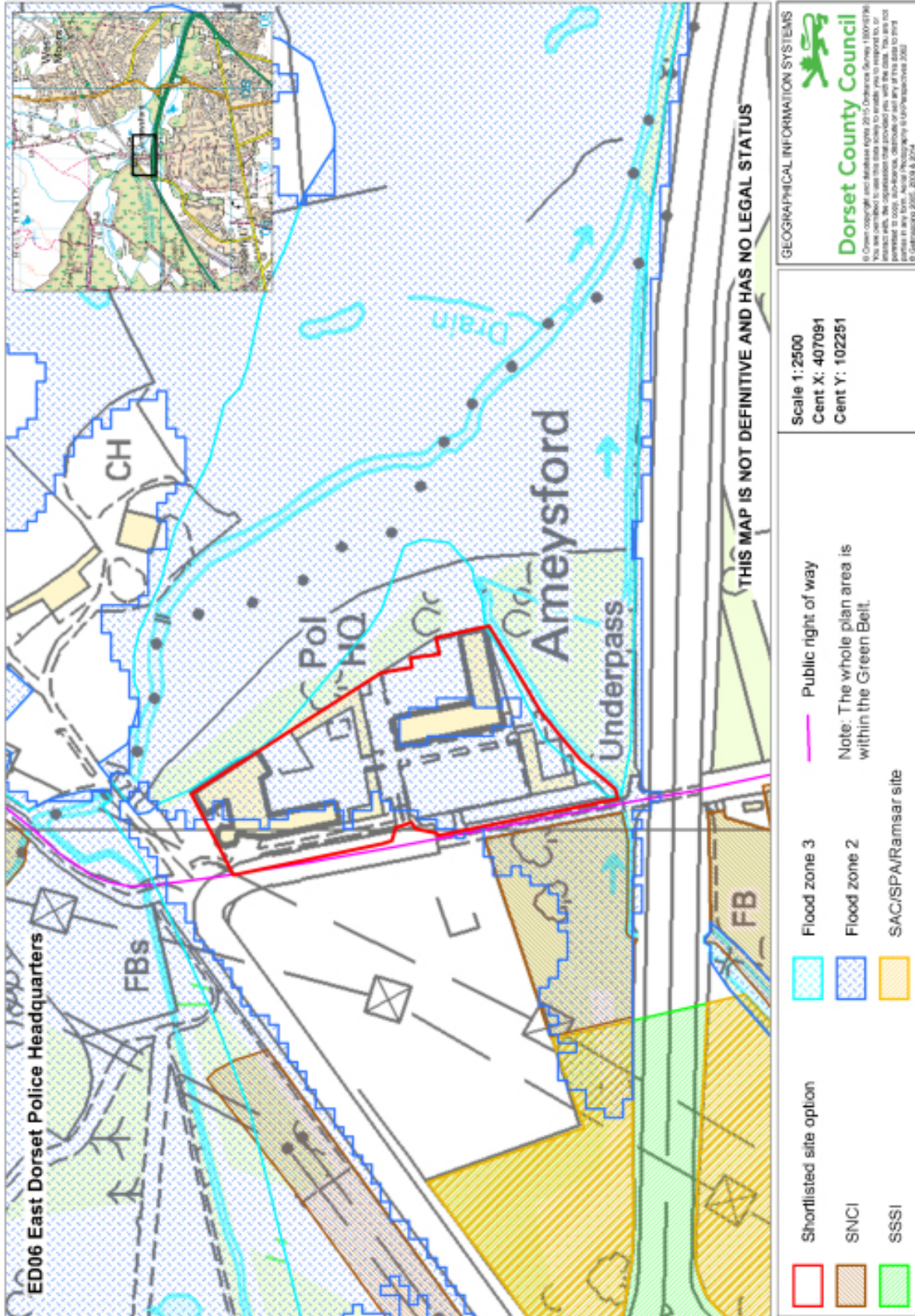
The site is situated at Ameysford, north of Ferndown and just off the A31 within the Green Belt. It comprises a series of buildings currently being utilised as the East Dorset Police Headquarters. The police are looking to vacate and dispose of the buildings which could provide opportunities for a waste facility.

The site could be suitable for a range of waste management facilities, as set out in the table and could accommodate one or more facilities.

Sustainability Appraisal Summary

For a HRC this site is well located to serve Wimborne, Ferndown and surrounding areas. For a strategic bulky waste or treatment facility this site is strategically well located with only limited sensitive receptors nearby. However, the majority of the site is situated within FZ2 and the southern end within FZ3 which would be a major constraint to development.

Parish Council/Ward	Ferndown Town Council
Site area	8.5ha
Existing land use	Police Headquarters
Potential waste facilities	Waste Vehicle depot - 0.3 to 0.5 ha Household Recycling Centre - 0.5 – 1 ha Bulky waste transfer/treatment – at least 1 ha Residual waste treatment - up to 3 ha
Access	Access from Cobham Road
Sensitive Receptors	Residential properties within 250m, a golf clubhouse and driving range are situated to the north west.
Deliverability/ Viability	Further consideration is needed into how much land may be made available for a waste use and the viability of demolishing existing buildings.



Option WP ED07

Bailie Gate Industrial Estate & Extension Area

This is existing employment land situated east of Sturminster Marshall comprising a number of vacant units. There is also the potential for development within the new employment area further east. Given the sites strategic location and access it is only being considered for a vehicle depot.

Parish Council/Ward	Sturminster Marshall Parish Council
Site area	7.74 and 3.25 (within extension)
Existing land use	Existing employment land and greenfield land extension area
Potential waste facilities being considered and land take required	Waste Vehicle depot - 0.3 to 0.5 ha
Access	Existing entrance to the industrial estate to the west.
Sensitive Receptors/designations	There are residential properties within 250m. A golf course borders the extension area to the north and a trout farm lies to the south.
Deliverability/ Viability	No objection has been received by the landowner to the consideration of the site for a waste depot.

Sustainability Appraisal Summary

Although this site is not in the immediate vicinity of the existing facility it would still be an appropriate location. This site may however cause negative impacts for residents living in the residential area between the industrial area and the A350.

Option WP ED08

Land at Candy's Lane, Corfe Mullen

This is the site of a former metal recycling facility situated within the Green Belt, south of the A31, south west of Wimborne. Given the sites strategic location and access it is only being considered for a vehicle depot.

Parish Council/Ward	Corfe Mullen Parish Council
Site area	1.29ha
Existing land use	Former metal recycling facility
Potential waste facilities being considered and land take required	Waste Vehicle depot - 0.3 to 0.5 ha
Access	From Candys Lane onto the A31
Sensitive Receptors/designations	There are residential properties within 250m and a caravan park in the immediate vicinity.
Deliverability/ Viability	The landowner is happy for us to consider a future waste site on this land.

Sustainability Appraisal Summary

Although this site is not in the immediate vicinity of the existing facility it would still be an appropriate location and is close the A31. The site is in the Green Belt which could be a constraint particularly if there are other suitable sites outside of the Green Belt.

