

Appendix 3 - Allocated Waste Sites - Inset Maps

Allocated Waste Sites - Inset Maps

The following sites are allocated to address the identified needs for new and improved waste management facilities and capacity.

Inset 1 - Area of search at Woolsbridge Industrial Estate, south east of Three Legged Cross

Inset 2 - Land south of Sunrise Business Park, Blandford

Inset 3 - Area of search at Brickfields Business Park, Gillingham

Inset 4 - Land at Blackhill Road, Holton Heath Industrial Estate

Inset 5 - Loudsmill, Dorchester

Inset 6 - Old Radio Station, Dorchester

Inset 7 - Eco-Sustainable Solutions, Parley

Inset 8 - Land at Canford Magna, Poole

Inset 9 - Land at Mannings Heath Industrial Estate, Poole

Inset 10 - Binnegar Environmental Park, East Stoke

Inset 11 - Land at Bourne Park, east of Piddlehinton

Inset 12 - Maiden Newton Sewage Treatment Works

The Development Considerations for each site comprise specific requirements, issues and opportunities that should be addressed through a planning application. Proposals must show how the Development Considerations for the site have been addressed. It should be noted that the Development Considerations do not comprise an exhaustive list of matters to be considered.

Inset 1 - Area of Search at Woolsbridge Industrial Estate, Three Legged Cross

This site comprises two parcels of employment land that form a southern and eastern extension to the existing Woolsbridge Industrial Estate, south east of Three Legged Cross within East Dorset. The land is currently brownfield, previously developed land.

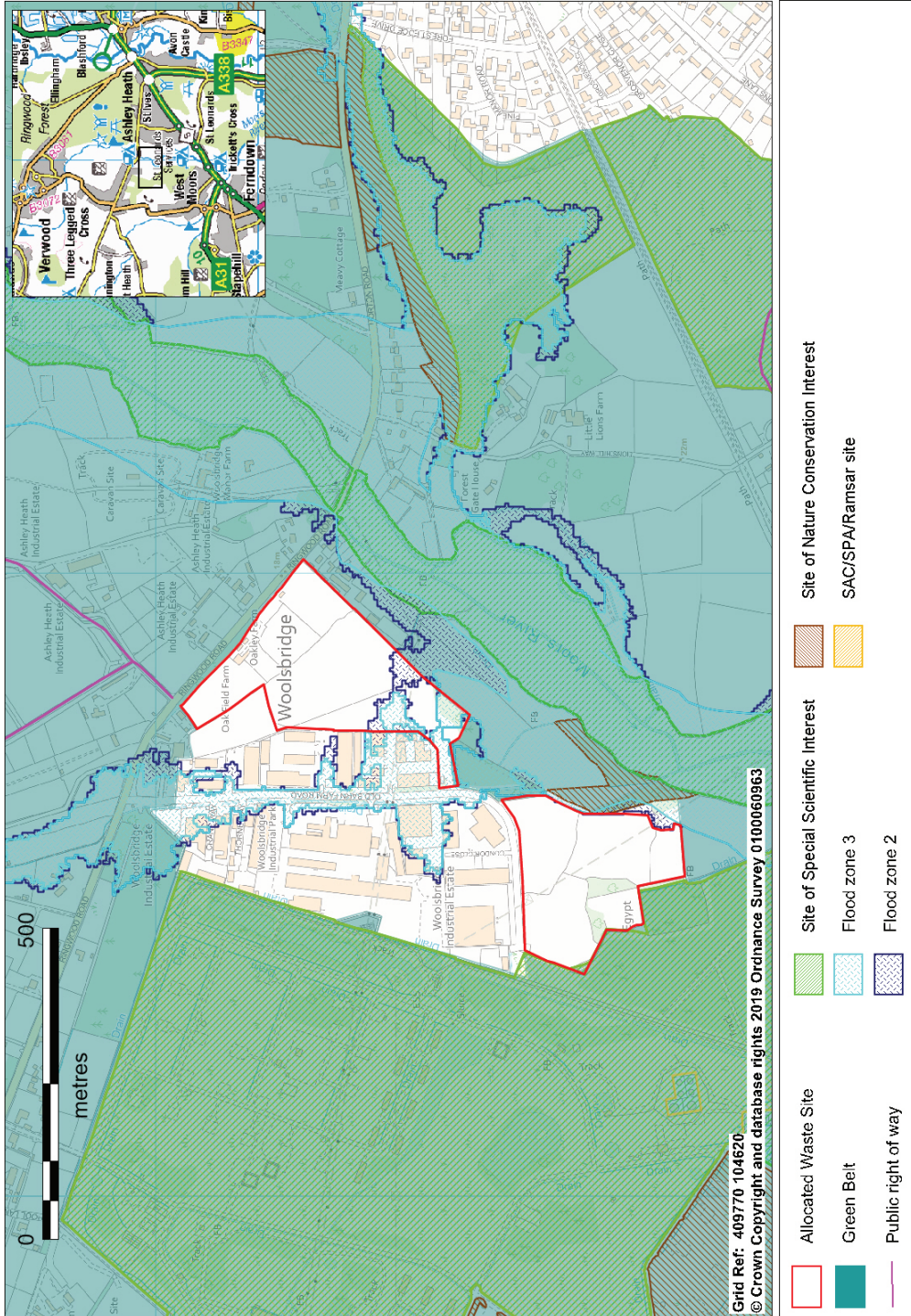
There is a need for a transfer facility for local authority collected waste in the east of the Plan area to bulk up recyclates and residual waste. There is also a need for a facility to manage bulky waste. An 'Area of Search' is allocated for waste transfer and/or the transfer or treatment of bulky waste which should comprise no more than approximately 2ha of land. For both facilities wastes would be stored within a building. Bulky wastes include hard plastics and soft furnishings such as mattresses. A facility could simply provide a local or strategic location for bulking up these waste for onward transport to a treatment facility elsewhere. Alternatively, a treatment facility would be a strategic facility, enabling bulky waste to be sorted into different fractions and shredded to produce Refused Derived Fuel or Solid Recovered Fuel.

Parish Council/Ward	Verwood and West Moors,
Site area	5.08ha
Existing land use	Agricultural/brownfield land
Allocated uses	Waste transfer: up to c. 1ha required Treatment of bulky waste: up to c. 1ha required
Access	Via the existing access to Woolsbridge Industrial Estate
Sensitive Receptors	Adjacent to Dorset Heaths Special Area of Conservation/Dorset Heathlands Special Protection Area and Ramsar site; Site of Nature Conservation Interest and flood zone 3.

Inset 1 - Development Considerations

1. The applicant must provide sufficient information to enable the Waste Planning Authority to carry out screening and, if necessary, appropriate assessment at the planning application stage in accordance with the Conservation of Habitats & Species Regulations (2017). This should include, as a minimum, Phase 2 surveys for Annex 1 birds to inform an assessment of the effects of development on the populations on site and in surrounding areas.
2. Preparation of a Flood Risk Assessment to assess fluvial flood risk, other sources of flood risk and management of surface water. No built development should take place within flood zones 2 and 3.
3. Consideration of an appropriate buffer and mitigation to protect the Dorset Heaths SAC, SPA and Ramsar, SSSI and SNCI.
4. Depending on the precise location of development within the area of search and nature of the development the following mitigation may be necessary to reduce effects on European Sites to levels acceptable under the Habitats Regulations 2017:
 - Habitat enhancement works on land adjacent to the allocated site (including Woolsbridge Farm Carr SNCI)
 - A managed habitat buffer between the development and the European sites
5. Preparation of a landscape master plan for the site to mitigate landscape and visual impacts.

Inset 1 - Area of Search at Woolsbridge Industrial Estate, Three Legged Cross



Inset 2 - Land south of Sunrise Business Park, Blandford

The site lies to the south of Sunrise Business Park and north-east of the A350. The site is situated in a good location to serve Blandford and surrounding areas with a number of potential options to provide a new access into the site.

The site is allocated for a waste management centre, which would comprise a modern split level household recycling centre and transfer station with provision of traffic circulation route and associated parking areas.

The land is greenfield and currently in agricultural use. Although it is within the Cranborne Chase & West Wiltshire Downs AONB, the site could form an extension to Sunrise Business Park. This site would meet an identified need for which no other suitable alternative site has been found.

Parish Council/Ward	Blandford Forum Town Council. Site adjoins Pimperne Parish Council.
Site area	3.55ha
Existing land use	Agriculture
Allocated uses	Waste management centre
Access	New access would be required
Sensitive receptors / designations	Within Cranborne Chase and West Wiltshire Downs AONB

Inset 2 - Development Considerations

1. Preparation of a comprehensive landscape and ecology masterplan so that the design, layout, hard and soft landscape treatment, access, circulation, building design, other structures, fencing and highway infrastructure, ensures any adverse impacts upon the AONB are mitigated satisfactorily. This masterplan should include:

- a. A dark skies strategy, which shall demonstrate how obtrusive light spill into the AONB will be avoided⁽⁶⁰⁾
- b. Means of reducing the formation levels of the building to minimise its visual impact.
- c. Structural native tree and shrub planting at an appropriate scale and size to achieve prompt screening and integration in keeping with landscape character. Consideration of wildflower/flowering meadow grass and verge areas.

2. Preparation of a comprehensive landscape and ecology management plan to cover the establishment phase for the landscape works and the longer term, on-going, management and maintenance. To include management of roadside and boundary hedges. Low input, low maintenance approach required.

3. Retention, protection and enhancement of all tree/hedge belts other than where removal is essential to provide

access to the site. Any removal should be kept to a minimum and compensatory planting should be provided. Details to be included in landscape management plan.

4. Layout of the development should seek to maintain current openness and avoid visual ‘crowding’ of the area around the roundabout. Buildings should be set back from roundabout and align with existing buildings at Sunrise Business Park.

5. Lighting and colours should comply with AONB guidance. Materials should have a matt finish, and avoid shiny metal surfaces or chimneys / vents.

6. Preparation of a plan for the management of soils and excavated waste to ensure ground levels and earth shaping minimises visual impact and topsoil for planted areas is used only if required in the landscape proposals.

7. Pre-determination archaeological evaluation, to include consideration of possible prehistoric enclosure, to accompany and inform application.

8. Demonstration that the tests set out in paragraph 172 of the National Planning Policy Framework are met.

9. Hydrological/contaminated land risk assessment. Preparation of a drainage strategy.

10. A transport assessment should include consideration of impacts of HGV movements in the AONB and, if necessary, how such impacts would be managed.

60 having regard to the ‘Guidance notes for the reduction of obtrusive light’ (Institution of Lighting Professionals)

Inset 2 - Land south of Sunrise Business Park, Blandford

