

Appendix 3 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 - Woolsbridge Industrial Estate, Three Legged Cross

Inset 2 - Land south of Sunrise Business Park, Blandford

Inset 3 - 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, Piddlehinton

Inset 12 - Gillingham Sewage Treatment Works

Inset 13 - 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 – Woolsbridge Industrial Estate, Three Legged Cross

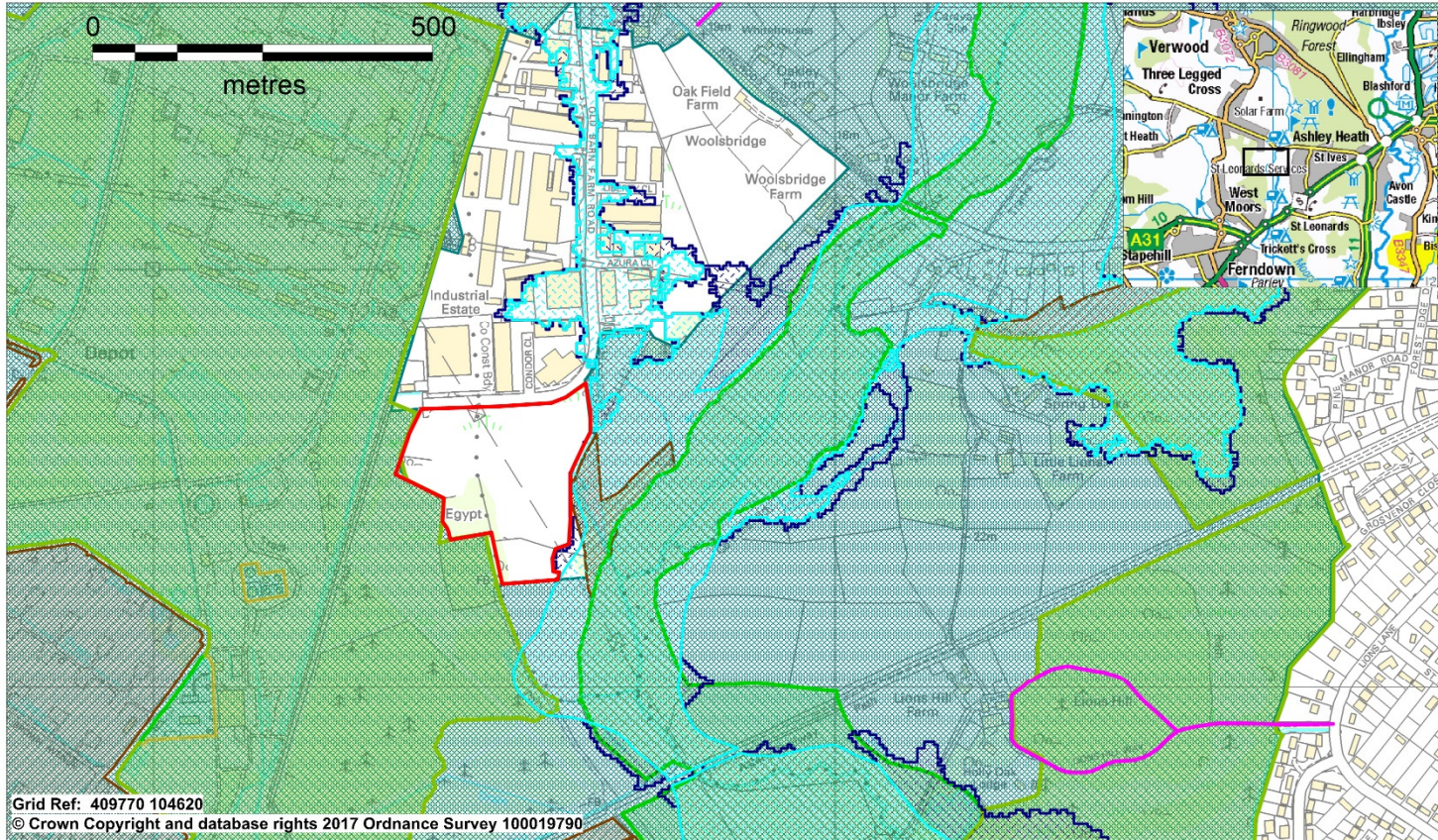
This site comprises a parcel of employment land that forms a southern extension to the existing Woolsbridge Industrial Estate, south east of Three Legged Cross within East Dorset. The land is currently brownfield, previously developed land.









The site is allocated for waste transfer and/or the transfer or treatment of bulky waste. 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, East Dorset
Site area	5.08ha
Existing land use	Agricultural/brownfield land
Proposed 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 or via a new access onto Ringwood Road know as Oakfield Farm
Sensitive receptors	Adjacent to Dorset Heaths SAC/Dorset Heathlands SPA and Ramsar site; SNCI and flood zone 3.

Development Considerations

1. Appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2017.
2. Application of the sequential test required as eastern edge borders flood zones 2 and 3. Consideration of an appropriate buffer from flood zones 2 and 3.
3. Consideration of an appropriate buffer and mitigation to protect the SNCI.



	Allocated Waste Site		Site of Special Scientific Interest		Site of Nature Conservation Interest
	Green Belt		Flood zone 3		SAC/SPA/Ramsar site
	Public right of way		Flood zone 2		

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.

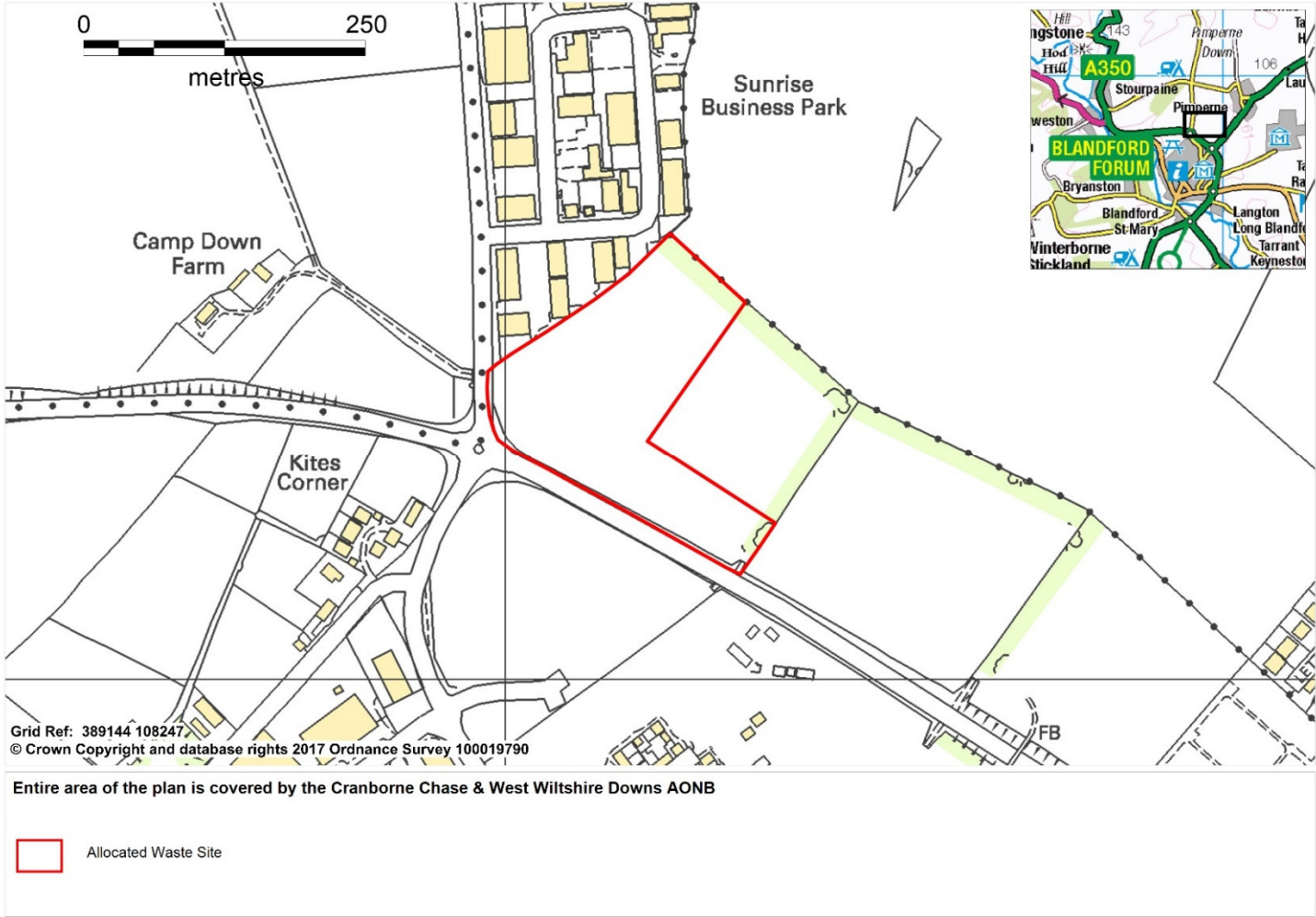
The site is allocated for a waste management centre, which would comprise a modern split level household recycling centre and transfer station with provision of traffic circulation route and associated parking areas.

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. As such it is considered to present exceptional circumstances and sufficient public interest to justify a location within the AONB.

Parish Council/Ward	Blandford Forum Town Council. Site adjoins Pimperne Parish Council.
Site area	3.55ha
Existing land use	Agriculture
Proposed uses	Waste management centre
Sensitive receptors	Within Cranborne Chase and West Wiltshire Downs AONB

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 dark skies strategy to demonstrate how light spill into the AONB will be minimised
 - Reduction of the formation levels of the building to minimise its visual impact.
 - Structural native tree and shrub planting at an appropriate scale and size to achieve 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 the tree/hedge belts on the north-east and south-east field boundaries. 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.



Inset 3 – Brickfields Business Park, Gillingham

The existing Shaftesbury household recycling centre is small and needs bringing up to modern standards. There is insufficient space available to improve the existing site. Land within the extension to Brickfields Business Park is allocated for a replacement facility to serve the growing towns of Shaftesbury, Gillingham and surrounding villages.

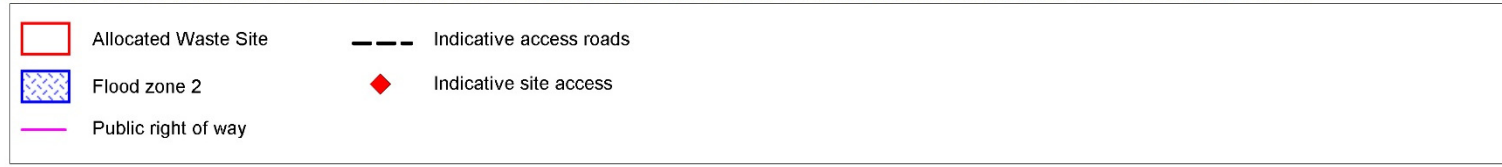
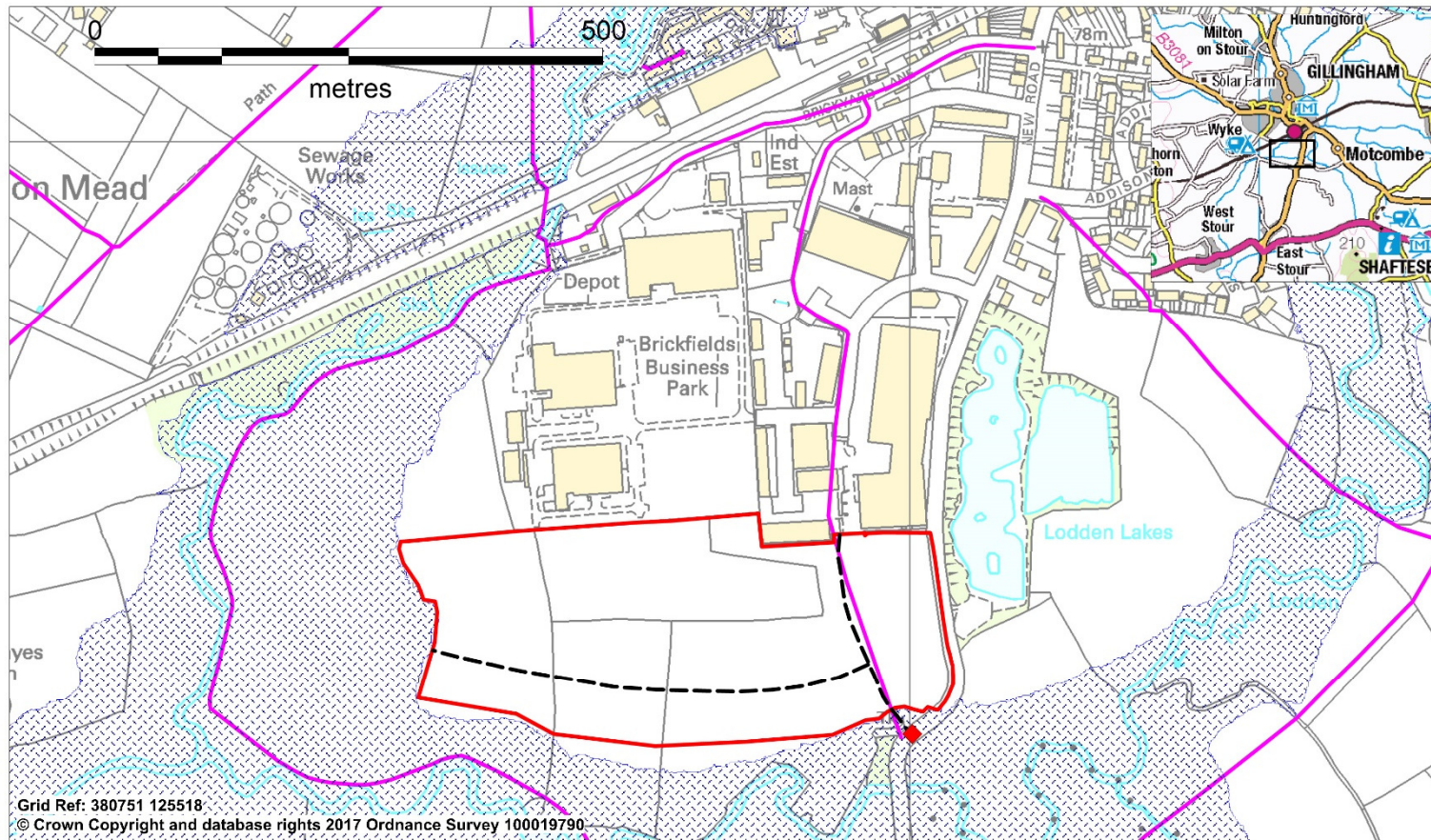
The land is allocated in the North Dorset Local Plan (2016) as a Key Strategic Employment Site to form an extension to the existing Brickfields Business Park as part of the Gillingham Strategic Site Allocation, with associated access improvements. There is sufficient space available to facilitate a new split level waste facility including a one way traffic circulation route, and a waste vehicle depot, if required.

Parish Council/Ward	Gillingham Town Council, North Dorset
Site area	10ha
Existing land use	Agriculture. The site is allocated employment land and forms part of the planned southern extension to Gillingham
Proposed uses	Household recycling centre (HRC): around 1ha required. Waste vehicle depot: up to 0.5ha required
Sensitive receptors	The site lies partially within a consultation zone for a major hazard site. The western and southern boundaries of the site border Flood Zone 2. A public right of way runs through the site.

The site is situated on the southern side of Gillingham and therefore in a good location to serve the two towns of Gillingham and Shaftesbury. Master planning for the land is at an early stage therefore a specific site within the business park has not been identified for a waste facility. An area of search has been allocated to address this need.

Development Considerations

1. Site is within the Gillingham Strategic Site Allocation. Development should accord with Policy 21 of the North Dorset Local Plan (2016).
2. Comprehensive approach to the design of the site within the Gillingham southern extension, reflecting the design principles for the Strategic Site Allocation.
3. Capacity issues at Station Road/New Road junction would need to be resolved satisfactorily through mitigation, to include commitment to provision of a new access to the site that would enable access and egress of vehicular access to be directed via proposed new link road between the B3081 to the B3092.
4. Site is partially within a consultation zone for a major hazard site. The HSE should be consulted on any proposal, at the design stage and prior to application.
5. Site is on a minor aquifer of secondary or unproductive designation. Protection of land and groundwater from contamination and oil storage is required.
6. Avoidance or diversion of public right of way N64/48
7. Archaeological assessment to accompany and inform application



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

Land at Blackhill Road is located within Holton Heath Industrial Estate. It is allocated employment land and is well located to serve Purbeck, with good access and limited environmental issues. The site is allocated for a waste transfer facility and vehicle depot.

There is a need for a transfer facility in Purbeck for bulking up recyclates and residual waste. There is also a need to re-locate the existing waste vehicle depot which could be accommodated on this site.

A transfer station would comprise a building within which to store and bulk up waste materials. A waste vehicle depot would comprise hard standing for the storage of waste vehicles and staff cars. Office accommodation, wash down and fuelling facilities and possibly a workshop could be provided.

Development Considerations

1. Access should be from the A351 (Blackhill Road) only
2. Protection of verge areas close to the proposed development against damage, particularly from traffic
3. Opportunities for landscape enhancement, for example selected specimen tree planting, should be explored

Parish Council/Ward	Wareham St. Martin, Purbeck
Site area	0.56ha
Existing land use	Employment land currently used for skip storage
Proposed uses	Waste transfer facility Waste vehicle depot
Access	From A351 to Holton Heath Industrial Estate, along Blackhill Road
Sensitive receptors	The road verge adjoining the site is designated as a Site of Nature Conservation Interest

Inset 5 – Loudsmill, Dorchester

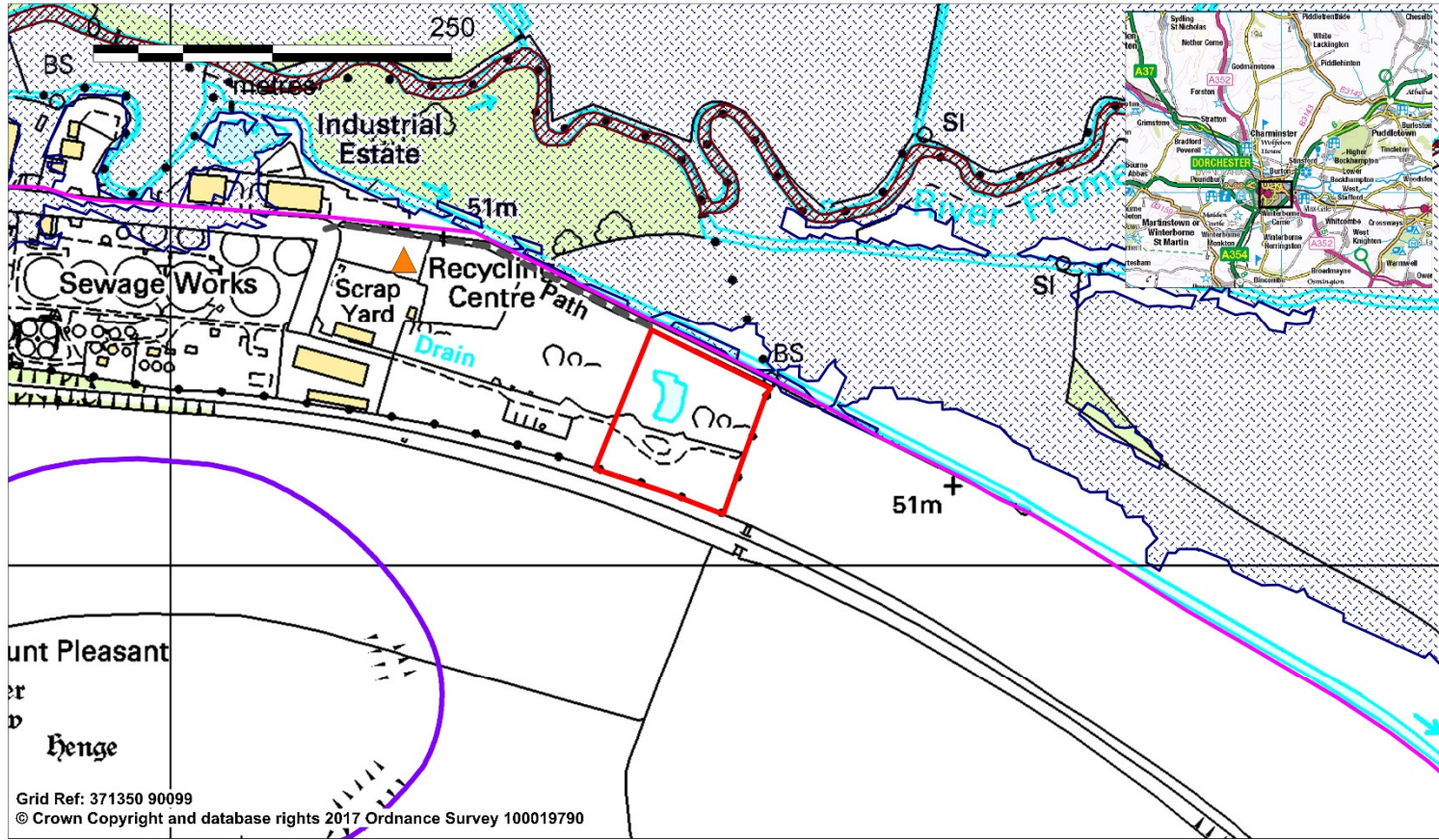
Dorchester's existing household recycling centre lies at the eastern edge of Dorchester on a site at the end of St George's Road. The wider site owned by Wessex Water comprises the sewage treatment works, as well as a metal recycling site. Wessex Water are at the early stages of master planning the site to build in capacity to expand their facilities. Land to the east of the existing household recycling facility is allocated for the provision of a new household recycling facility.







A new site with dedicated access from St George's Road should facilitate the development of a modern, split level household recycling centre, including a one way traffic circulation route. An improved household recycling centre in this location would continue to serve the residents of Dorchester and surrounding villages.

Parish Council/Ward	Dorchester Town Council (Adjacent to Stinsford)
Site area	0.92ha
Existing land use	Brownfield land
Proposed uses	Household recycling centre (c. 0.5 - 1ha required)
Access	Access via St George's Road. Partially single track, unadopted road. There would be the need for a dedicated access to the new site.
Sensitive receptors	St George's Road is a residential street, along which HGVs serving the facility and private vehicles accessing the site travel.

Development Considerations

1. Site would be enhanced by upgrading of the private access road. This should be built into any proposals if practicable.
2. Provision of a suitable new access to the site
3. Comprehensive landscape masterplan for the site and the surrounding area, to include building and site layout considerations and boundary treatment to mitigate any landscape and visual impacts, taking into consideration the setting of Mount Pleasant Scheduled Monument.
4. Site is in a more sensitive location on the Chalk Major Aquifer of Principal designation. Detailed risk assessment to accompany and inform application. Protection of land and groundwater from contamination and oil storage is required.
5. Archaeological pre-determination evaluation, particularly for undisturbed areas of land, to accompany and inform application.
6. Consideration of the impact of development on the Mount Pleasant Scheduled Monument.
7. Development must include careful management of drainage and surface water runoff to avoid impacts on the water quality of the River Frome (SSSI).
8. Surveys to determine presence of species including common protected reptiles, breeding birds, bats, dormice and Great Crested Newt. Adequate mitigation/compensation, plus enhancements, should be put in place.
9. Application of the sequential test required as northern edge is situated within flood zone 2.



	Allocated Waste site		Existing Household Recycling Centre
	Flood zone 2		Indicative Access from existing HRC
	Public right of way		Scheduled Monument

Inset 6 – Old Radio Station, Dorchester

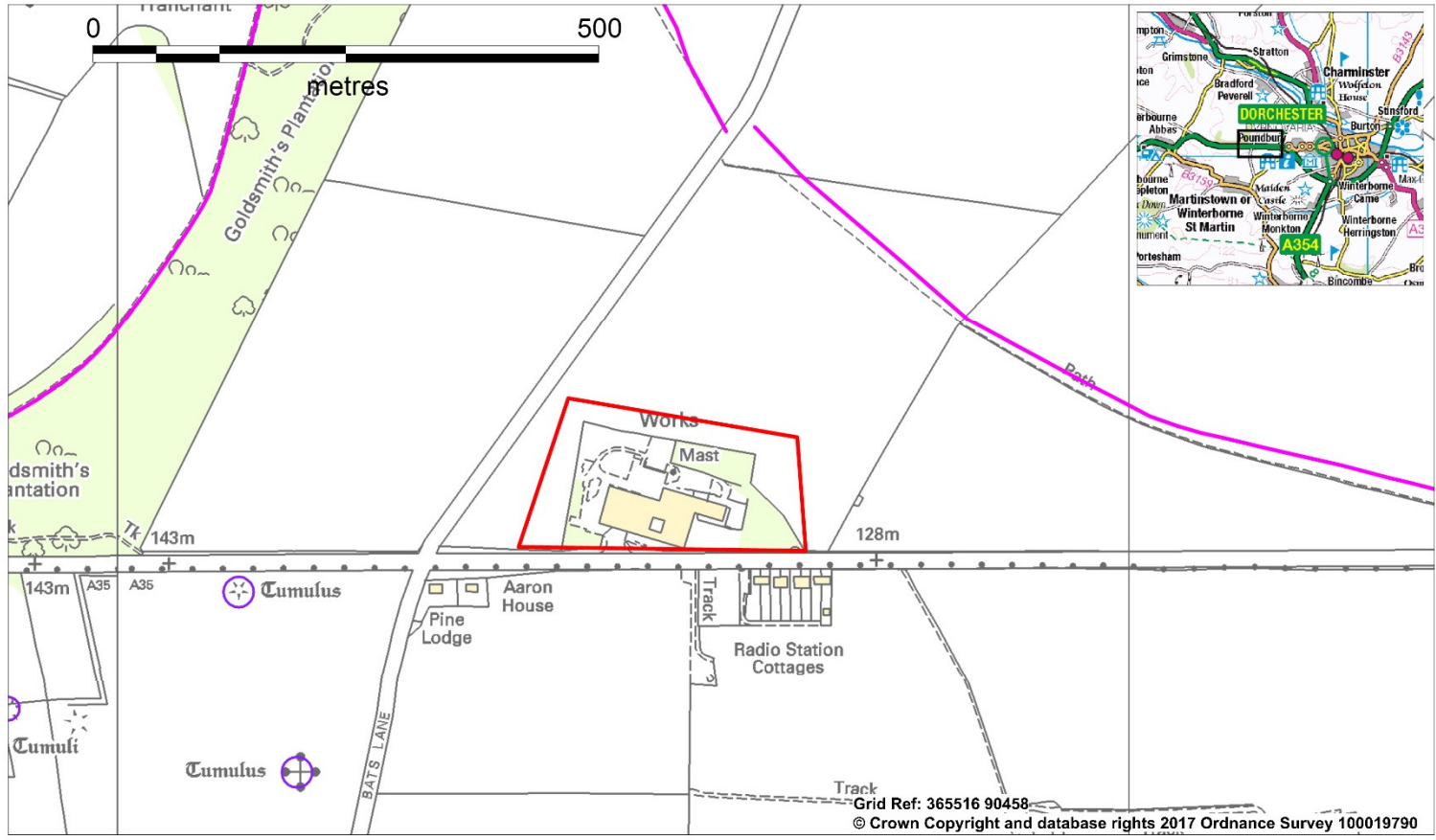
The site is allocated for a waste transfer facility and vehicle depot. There is a need for a transfer station in the Dorchester area for the bulking up of recyclates and residual waste collected from Dorchester and surrounding areas. There is also a need for a vehicle depot for the storage of waste vehicles.

The Old Radio Station lies to the north of the A35, around 1km west of Dorchester. The site is previously developed and is currently occupied by a Dorset County Council bus depot, who are looking to relocate providing the opportunity for a waste facility. There are buildings on-site which formerly housed Friary Press printworks and two other small businesses. The site has good access to the strategic network. Although the site is situated within the Dorset AONB, it is a developed site and is considered appropriate for the proposed uses subject to mitigation.

Development Considerations

1. Landscape-led masterplan approach to the design of the site to mitigate any adverse landscape and visual impacts, taking into account the setting of Maiden Castle Scheduled Monument, and to provide enhancement opportunities.
2. Transport assessment to accompany and inform application
3. Phase 1 habit survey and bat survey to accompany and inform application

Parish Council/Ward	Bradford Peverell (Adjacent to Winterborne St. Martin) West Dorset
Site area	3.35ha
Existing land use	Dorset County Council bus depot and Dorset County Council offices
Proposed uses	Waste vehicle depot - up to 0.5ha required Waste transfer facility - around 1ha required
Access	Access as existing, from A35
Sensitive receptors	There is a residential flat on the site and properties opposite, on the other side of the A35. The site is within the Dorset AONB



- Allocated Waste Site
- Public right of way
- Scheduled Monument

Note: The whole of the Plan area is within the Dorset AONB

Inset 7 – Eco Sustainable Solutions, Parley

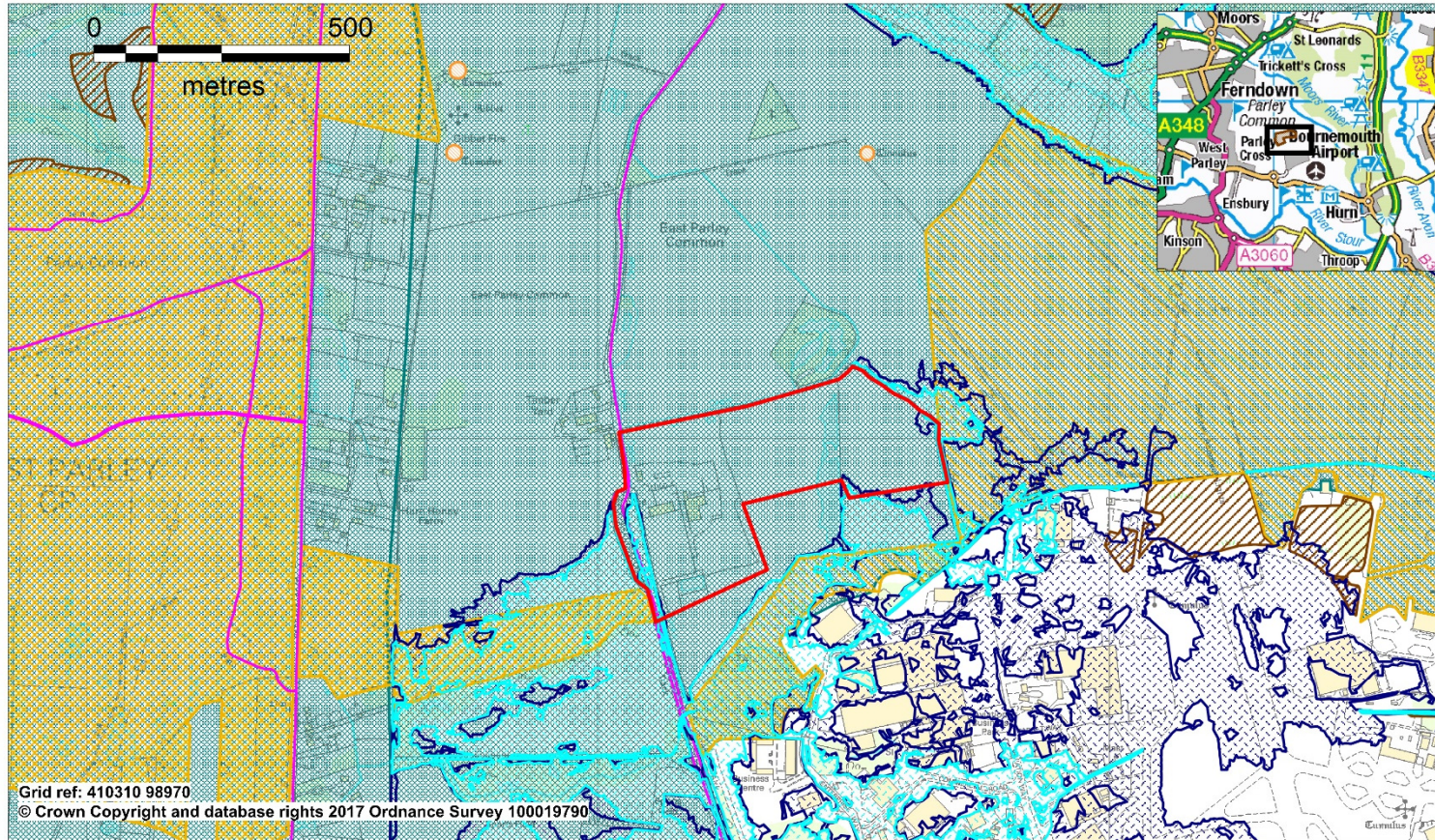
This is an existing waste management facility incorporating a range of activities including inert recycling, green waste composting, road sweeping recycling and recovery, wood recycling and biomass. There are also permitted activities that benefit from planning permission but are yet to be developed.

There is scope to re-develop and intensify waste management uses on this site and increase the capacity to manage larger quantities of waste and provide the ability to manage waste further up the waste hierarchy. The proposed uses are likely to replace permitted, undeveloped uses.

Parish Council/Ward	Hurn Parish, Christchurch
Site area	16.06ha
Existing land use	Existing waste management facility incorporating, inert recycling, open-windrow composting, wood recycling and biomass and road sweepings recycling and recovery. Anaerobic Digestion and Solid Recovered Fuel Facility (permitted not developed)
Proposed uses	Opportunities for intensification of the site including the management of non-hazardous waste
Potential additional capacity	Site has been assessed for its potential to manage circa 160,000tpa of residual waste
Sensitive receptors	Site lies within the SE Dorset Green Belt One residential property lies within 250m

Development Considerations

1. Appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2017.
2. Long-term restoration of surrounding heathland given the site's proximity to ecological designations.
3. Given the site's location, next to Aviation Park West, Bournemouth Airport and other large developments, opportunities for combined heat and power should be explored and provided if practicable.
4. The issues of appropriate stack height, colour and lighting must be addressed with regards to aerodrome safeguarding and minimising landscape impacts.
5. Any increased traffic would rely upon the improved Chapel Lane access and internal site infrastructure included within the 2015 Planning permission. Mitigation to address congestion in the area likely to be in the form of a contribution towards B3073 corridor improvements.
6. There should be no net loss of capacity for waste streams that would affect the Waste Plan's spatial strategy. Latest figures should be drawn from published monitoring reports, other relevant information and discussions with the Waste Planning Authority.
7. Suitable controls to minimise odour from the site to acceptable levels will be required.
8. Development of a comprehensive landscape and ecological scheme for the site, with particular attention to mitigation enhancement opportunities for the eastern fields, that are very susceptible to development, and detailed design considerations to minimise visual impacts from any associated stack.
9. Development should demonstrate that there would be no further harm to the openness and purpose of the Green Belt. High standards of design and landscaping will be expected for development within the Green Belt.
10. Application of the sequential test required as small parts of the site are situated within flood zones 2 and 3.



	Allocated Waste Site		Green Belt		SAC/SPA
	Flood zone 3		Public right of way		SAC/SPA/Ramsar
	Flood zone 2		Site of Nature Conservation Interest		