

## Inset 8 – Land at Canford Magna, Poole

This is an existing complex of waste management facilities adjacent to the former Whites Pit landfill sites, including a Mechanical Biological Treatment Plant (MBT), a landfill gas compound and a Materials Recovery Facility (MRF). Permission has also been granted for the development of a Low Carbon Energy Facility (partly constructed), a standalone syn-gas production facility and an extension to the operational MRF.

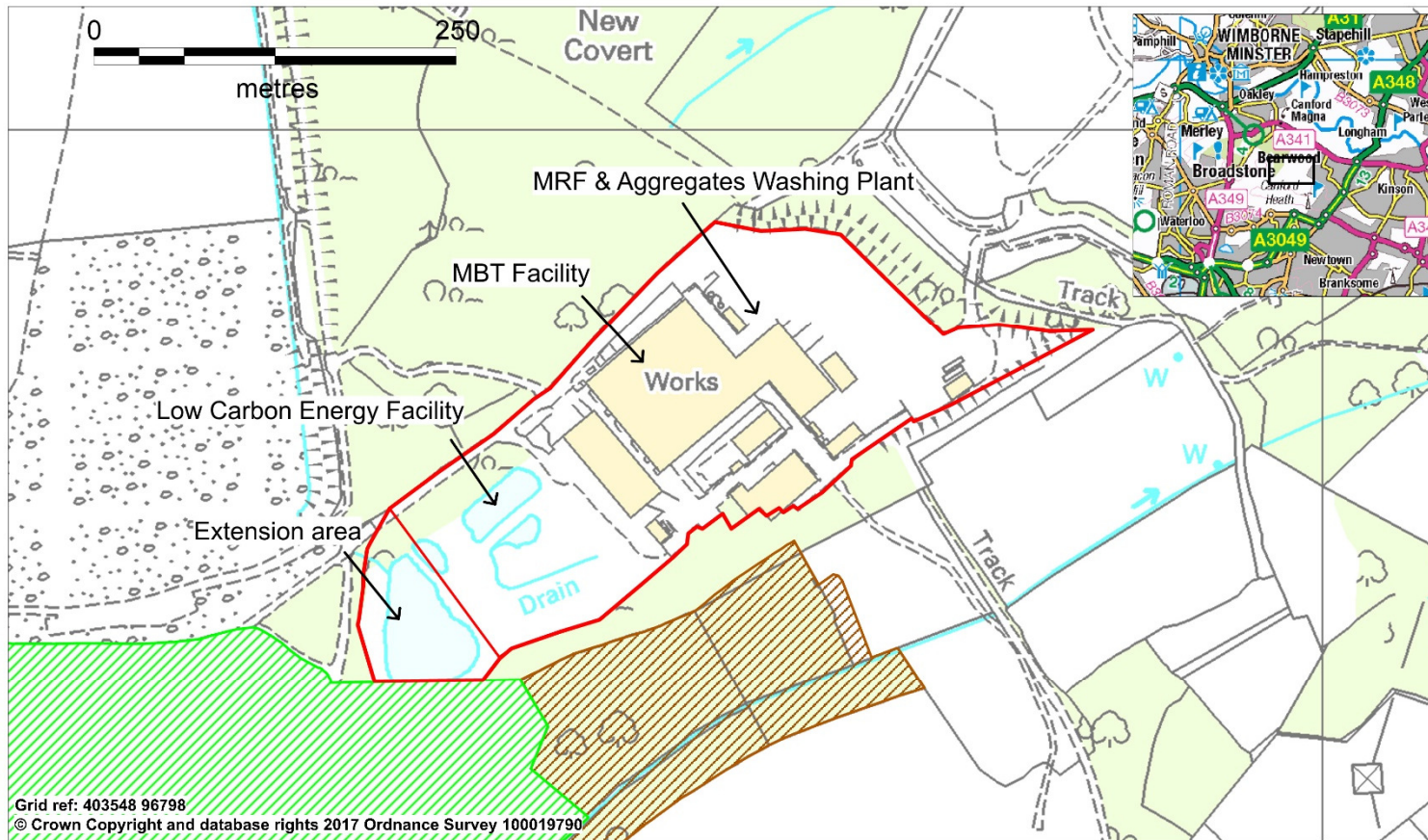
This is an established facility, with dedicated access and with a relatively small number of sensitive receptors in the vicinity. The site is in the South East Dorset Green Belt but is identified in Poole's Development Plan as a Major Developed Site in the Green Belt.

There are opportunities to intensify waste management uses to manage larger quantities of waste and provide the ability to manage waste further up the waste hierarchy, within the existing site and on land to the west.

### Development Considerations

1. 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
2. Ecological mitigation likely to be required due to extension of the site and given proximity of the SSSI
3. Consideration given to how the continued use of the existing site may affect restoration of White's Landfill Site and potential biodiversity enhancements.

Parish Council/Ward	Merley and Bearwood Ward, Borough of Poole
Site area	6.77ha  Existing site - 6.08ha  Extension - 0.66ha
Existing land use	Existing waste management facility incorporating a mechanical biological treatment plant, a landfill gas compound and a materials recovery facility. Low carbon energy facility (partly constructed)
Proposed uses	Opportunities for intensification of the site including the management of an increased tonnage of non-hazardous waste.
Potential additional capacity	Circa 25,000tpa of capacity for residual waste management
Access	As existing, the site has a 1km dedicated hard surfaced haul road to light controlled junction on the A341, Magna Road
Sensitive receptors	Canford Park Arena and sports ground is adjacent to the northern boundary of the site. There are no residential properties within 250m



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- Allocated Waste Site
  - Site of Special Scientific Interest
  - Site of Nature Conservation Interest
- Note: The whole of the Plan area is within the Green Belt

## **Inset 9 – Land at Mannings Heath Industrial Estate, Poole**

Mannings Heath is in a good strategic location, situated within an industrial area, allocated employment land with relatively good access. There are a number of waste management uses on the wider industrial estate.

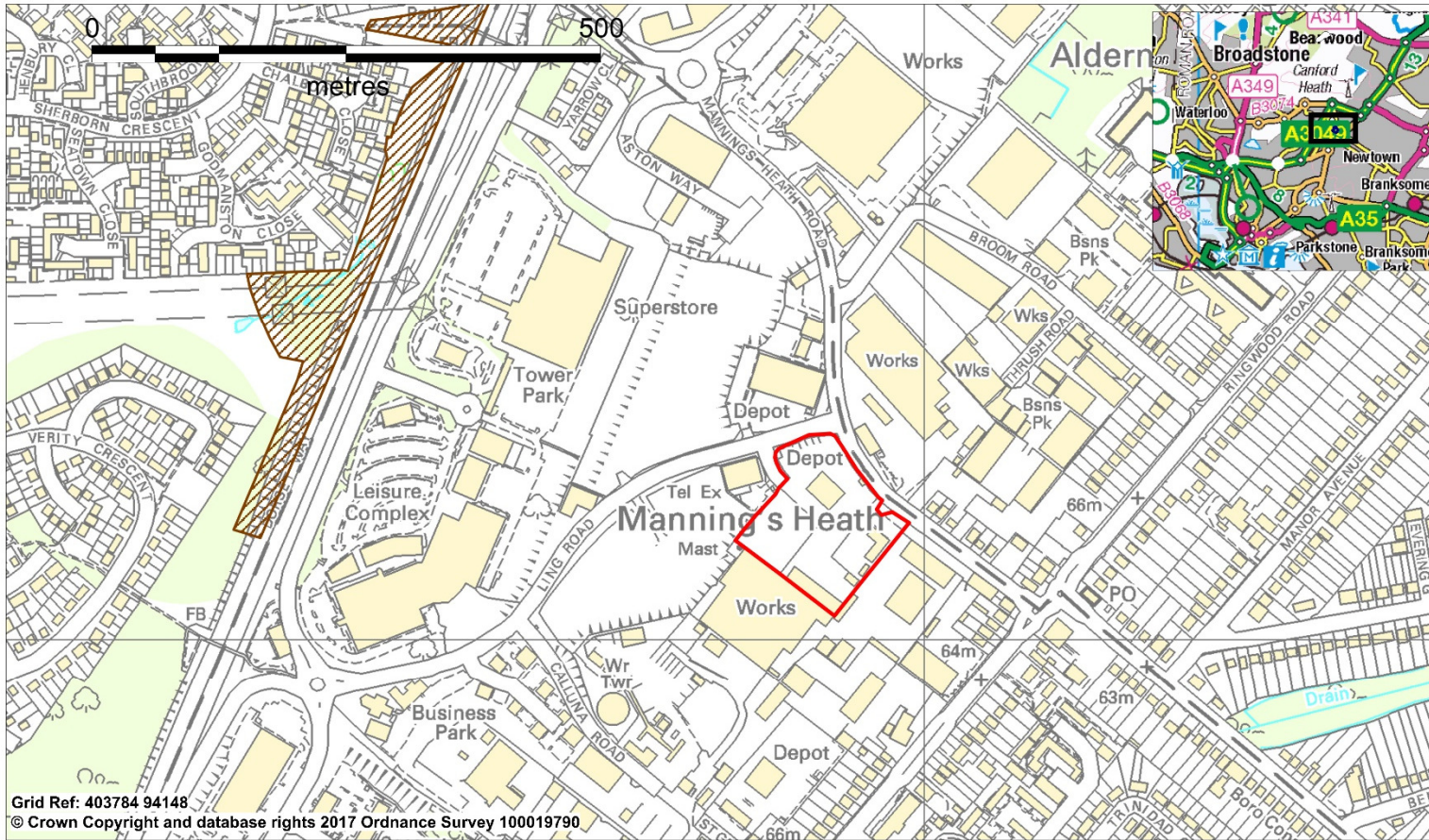
The site comprises an existing waste transfer station dealing with the receipt, bulking and transfer of commercial and industrial waste. The site consists of a group of waste processing, workshop, maintenance and office buildings.

There are considered to be opportunities to re-develop and intensify waste management uses on this site, including the development of facilities for the management of non-hazardous waste, to enable it to be pushed up the waste hierarchy. The proposed uses are likely to replace permitted, activities.

### **Development Considerations**

1. Proposals should incorporate improvements to ensure safe access and egress to and from the site. Site layout and design should provide capacity to ensure there is no potential queueing on the highway.
2. Careful consideration should be paid to the amenity of local residents and nearby businesses and mitigation built into proposals to reduce effects from odour, dust etc.
3. Preparation of a comprehensive landscape design and management plan.

Parish Council/Ward	Newtown Ward, borders Alderney Ward to the east, Borough of Poole
Site area	1.60ha
Existing land use	Allocated employment land  Existing waste management facility incorporating materials recovery facility and waste transfer.
Proposed uses	Opportunities for intensification of the site comprising the management of non-hazardous waste through the preparation of Refused Derived Fuel (RDF) or Solid Recovered Fuel (SRF)
Potential additional capacity	Site has been assessed for its potential to manage up to 100,000tpa of residual waste through preparation of RDF/SRF
Access	Access onto Ling Road
Sensitive receptors	Residential properties within 250m  Tower Park entertainment complex and Tesco adjacent to site.



- Allocated Waste Site
- Site of Nature Conservation Interest

## Inset 10 – Binnegar Environmental Park, East Stoke

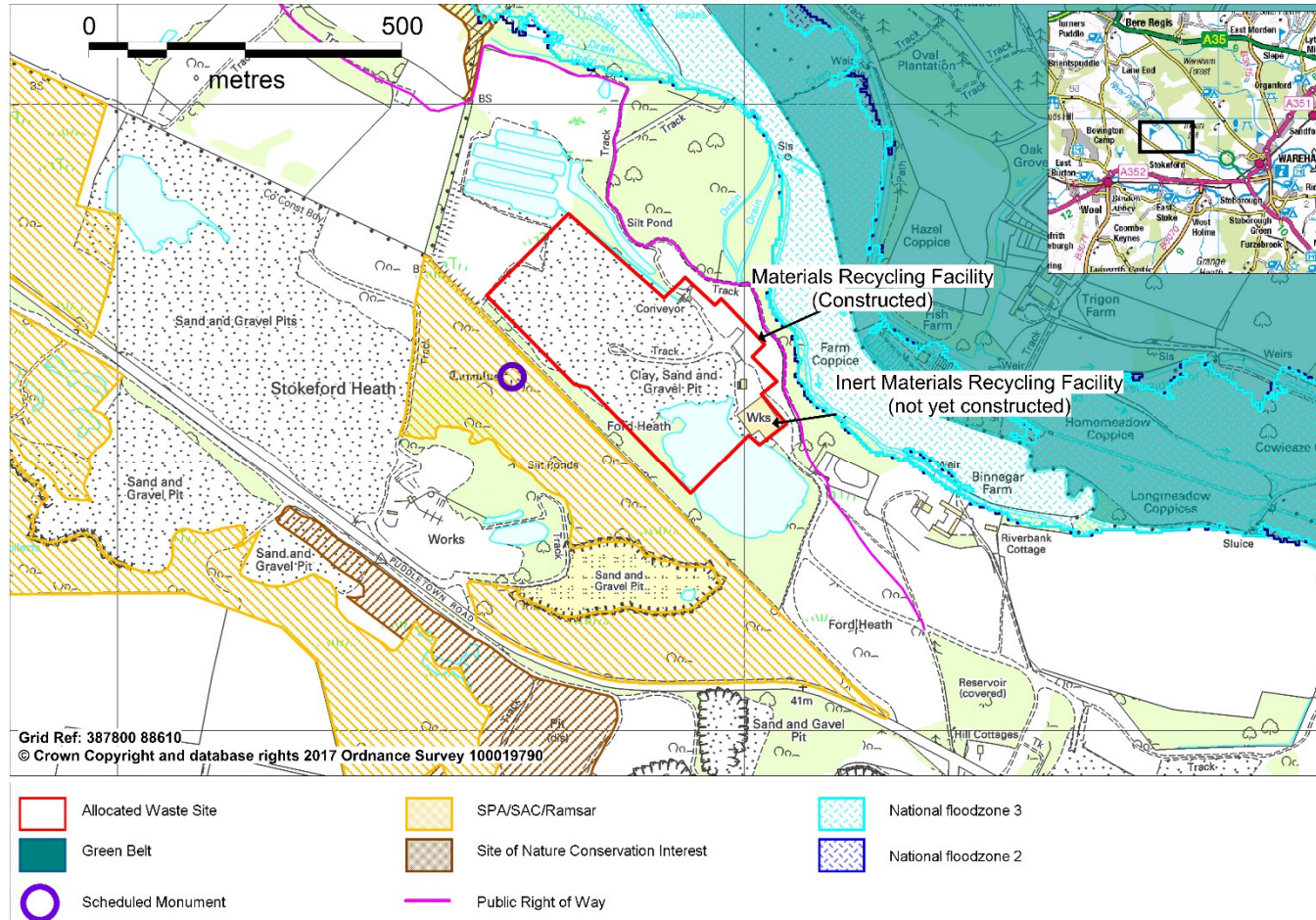
Binnegar Environmental Park lies to the north of an active sand and gravel quarry, located on Puddletown Road at East Stoke. The site is on an area of previously worked land. The park was granted planning permission for a variety of waste uses in 2010. A materials recycling facility has been built, but has since been mothballed. There is also permission for an in-vessel composting facility and inert waste recycling facility but these have not been constructed.

There are considered to be opportunities to re-develop and intensify waste management uses on this site, including the development of facilities for the management of non-hazardous waste, to enable it to be pushed up the waste hierarchy. The proposed uses are likely to replace existing activities and permitted undeveloped uses.

Parish Council/Ward	East Stoke Parish Council, Purbeck
Site area	9.92ha
Existing land use	Existing permitted waste management facility incorporating materials recovery facility. Inert recycling facility and in-vessel composting (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 up to 100,000tpa of residual waste
Access	As existing, from Puddletown Road
Sensitive receptors	There are several properties situated in close proximity. The site is adjacent to Stokeford Heath SSSI and Dorset Heathlands SAC. Buddens Farm SNCI lies to the north.

## Development Considerations

1. Appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2017.
2. The site should be subject to a detailed landscape and visual impact assessment and preparation of a comprehensive Landscape and Ecological Masterplan for the site. This should demonstrate how impacts will be minimised, particularly from any stack by its design, formation level, colour, texture and overall height. This should also give regard to how lighting on the site will be minimised. Proposals should also incorporate appropriate screening to ensure protection of adjacent public right of way.
3. Consideration of appropriate HGV routes should be built into any proposals.
4. Consideration will need to be given to the impact of development on the setting of the Scheduled Monument situated south-west of the site. Archaeological assessment and evaluation to accompany and inform application.
5. A site specific strategy of surface water management should demonstrate that runoff rates are not increased and therefore do not contribute to a cumulative impact or off site downstream worsening of flood risk.



## **Inset 11 – Bourne Park, Piddlehinton**

The site is allocated to address the identified need for additional capacity for the management of green waste in western Dorset.

An existing anaerobic digestion (AD) plant is located at the northern end of Bourne Park, which manages food waste and agricultural slurry.

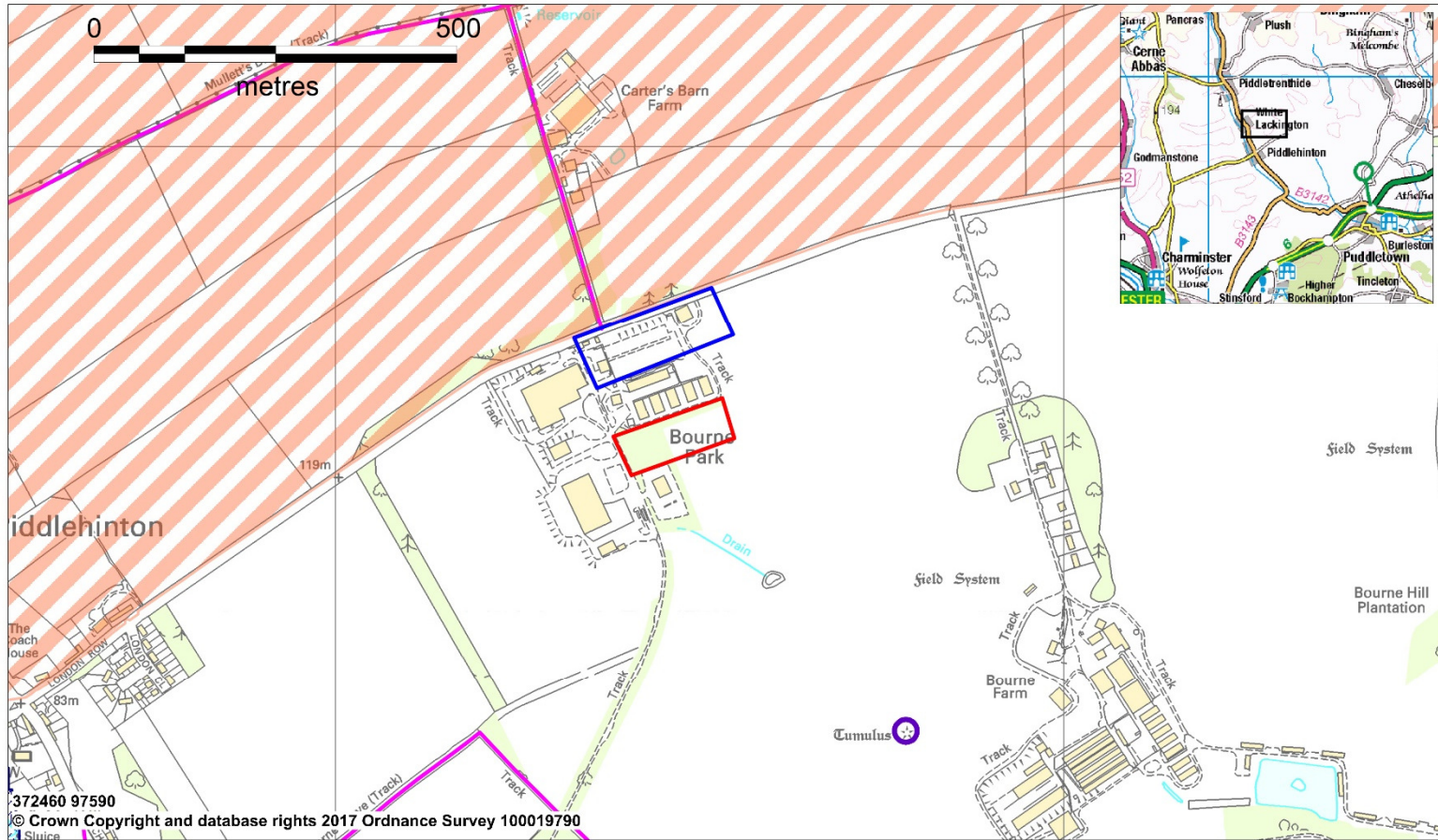
This site could accommodate open windrow composting of green waste collected from the western Dorset area. Locating composting alongside the existing AD facility provides benefits. There is the option to take softer green waste into the AD process and both operations could share facilities such as the weighbridge. Leachate from the composting operations could also be used in the AD process if required.

### **Development Considerations**

1. The scale, height, mass and overall design of all structures, boundary features and other infrastructure, including lighting, should respect the site's overall open character and help to minimise landscape and visual impacts.
2. Assessment of the potential impact on Scheduled Monument 1004550 ('Round Barrow SW of Bourne Farm').
3. Access to the site should be via the existing Piddlehinton Enterprise Park, avoiding London Row.
4. Phase 1 habitat survey to accompany and inform application.
5. Archaeological assessment and/or evaluation to accompany and inform application.

Parish Council/Ward	Piddlehinton Parish Council, West Dorset
Site area	0.90ha
Existing land use	Agriculture
Proposed uses	Green waste composting
Access	As existing AD facility, access from the B3143 to the south via Piddlehinton Enterprise Park
Sensitive receptors / designations	The Dorset AONB boundary runs to the north of the site  Site is within Source Protection Zone 1





- |   |                      |   |                    |
|---|----------------------|---|--------------------|
|  | Allocated Waste Site |  | Existing AD Plant  |
|  | Dorset AONB          |  | Scheduled Monument |
|  | Public right of way  |   |                    |



## **Inset 12 – Gillingham Sewage Treatment Works**

This site comprises land to the north west of Gillingham's existing sewage treatment works. The site is surrounded by agricultural land to the north and west and is adjacent to the London to Exeter mainline railway to the east. The site is allocated to form an extension to the existing facility. The requirement for additional capacity is driven by expansion of the town.

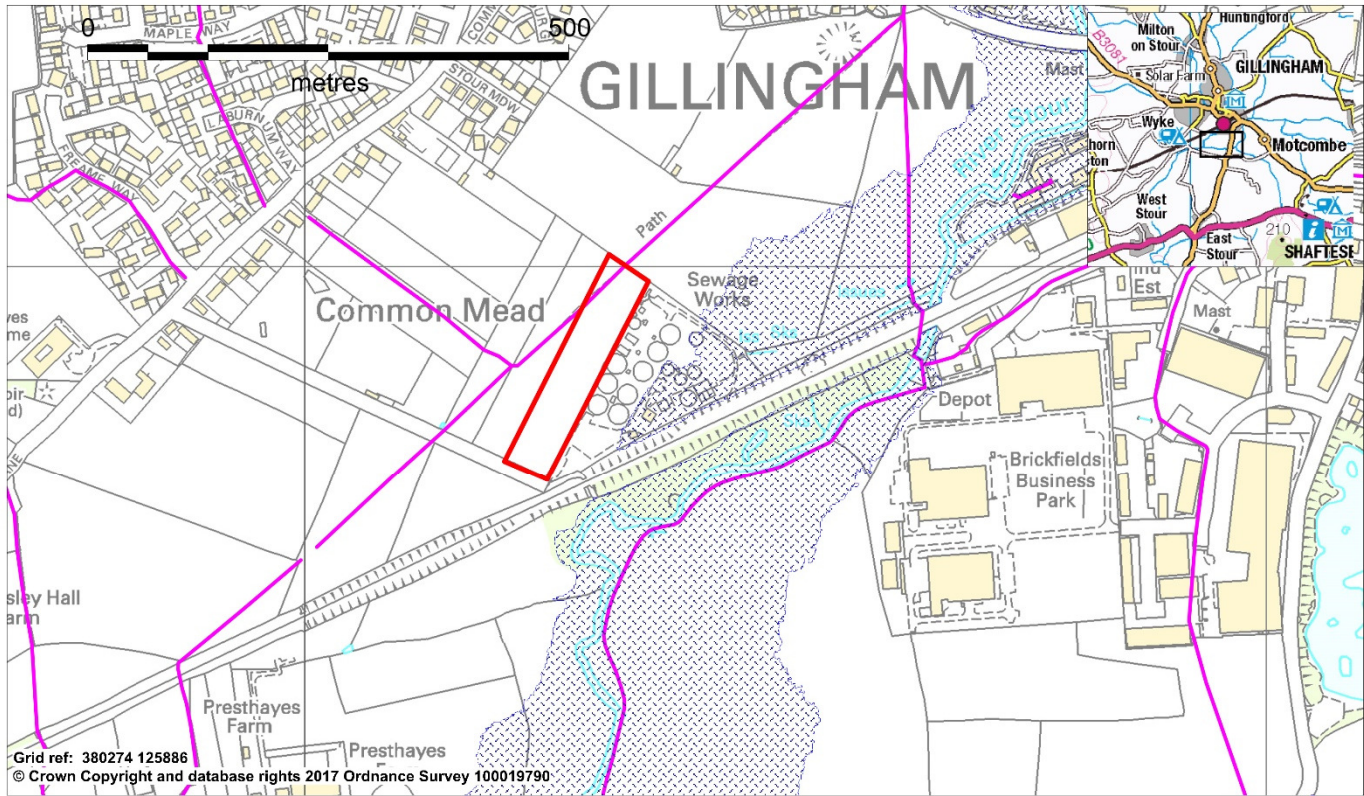
Additional sewage treatment capacity would include hydraulic units, biological units, a chemical dosing plant and additional sludge holding/storage tank(s). Concrete and steel tanks would house the proposed processes with associated mechanical and electrical process plant, equipment, controls, site roads and paths.




The extension area will also allow for landscape mitigation to be built into future development, such as hedge and tree screening.

### **Development Considerations**

1. Development would require diversion and part extinguishment of public right of way N64/51.
2. Preparation of a comprehensive landscape masterplan which aims to retain, protect and enhance existing vegetation, trees and hedgerows.
3. Preparation of an odour management plan.
4. Archaeological assessment to accompany and inform application.

Parish Council/Ward	Gillingham Town Council, North Dorset
Site area	1.15ha
Existing land use	Agriculture
Proposed uses	Sewage treatment works (extension to existing facility)
Access	Access as existing via Common Mead Lane
Sensitive receptors / designations	A public right of way crosses the northern part of the site



-  Allocated Waste Site
-  Flood zone 2
-  Public right of way

### **Inset 13 – Maiden Newton Sewage Treatment Works**

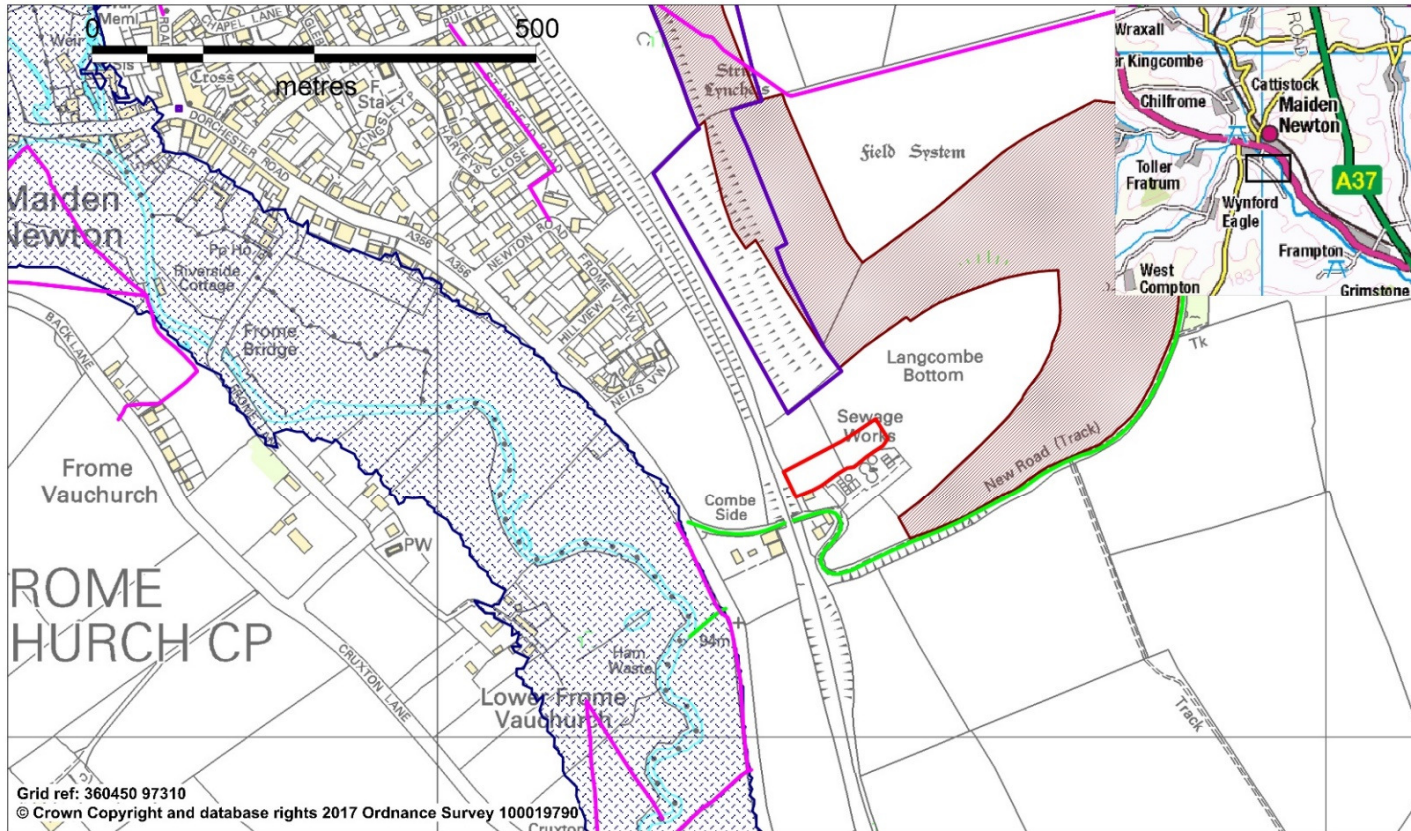
The site comprises land to the north west of the existing sewage treatment plant situated to the south of Maiden Newton. The site is surrounded by agricultural land and the Weymouth to Bristol mainline railway to the west. Growth of the facility's catchment will put increased pressure on the existing facility, resulting in the need for expansion. The site is allocated for an extension to the existing sewage treatment works. The extension area will allow for landscape mitigation to be built into future development, such as hedge and tree screening.






Additional sewage treatment capacity would include hydraulic units, biological units, a chemical dosing plant and additional sludge holding/storage tank(s). Concrete and steel tanks would house the proposed processes with associated mechanical and electrical process plant, equipment, controls, site roads and paths.

#### **Development Considerations**

1. Comprehensive landscape masterplan scheme of hedge and copse planting to mitigate impacts on the open countryside in this part of the AONB.
2. Phase 1 & 2 habitat survey, botanical survey and reptile survey to accompany and inform application.
3. Preparation of an odour management plan.
4. Archaeological assessment to accompany and inform application.

Parish Council/Ward	Maiden Newton, West Dorset
Site area	0.38ha
Existing land use	Agriculture
Proposed uses	Sewage treatment works (extension to existing facility)
Access	As existing via Combe Side and onto Dorchester Rd.
Sensitive receptors / designations	The site is within the Dorset AONB.  Langcombe Bottom SNCI.



	Allocated Waste Site		Flood zone 2		Scheduled Monument
	SNCI	Note: The whole of the Plan area is within the Dorset AONB			
	Public Right of Way				