



# **Bournemouth, Dorset and Poole**

## **Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations**

**May 2016**



<b>1 Introduction</b>	<b>2</b>
<b>2 Updated Waste Management Capacity, Arisings and Shortfall</b>	<b>5</b>
<b>3 Additional Sites</b>	<b>13</b>
<b>4 Schedule of Proposed Waste Site Allocations</b>	<b>15</b>
<b>5 Proposed Waste Site Allocations - Residual Waste Treatment</b>	<b>21</b>
<b>6 Proposed Waste Site Allocations - Bulky waste management</b>	<b>33</b>
<b>7 Proposed Site Allocation - Blandford waste management centre &amp; waste vehicle depot</b>	<b>42</b>
<b>8 Proposed Waste Site Allocations - Dorchester transfer station, household recycling centre and waste vehicle depot</b>	<b>44</b>
<b>9 Proposed Waste Site Allocation - Wareham transfer station and waste vehicle depot</b>	<b>52</b>
<b>10 Proposed Site Allocation - Wimborne household recycling centre</b>	<b>54</b>
<b>11 Proposed Waste Site Allocation - Household recycling centre to serve Shaftesbury &amp; Gillingham</b>	<b>56</b>
<b>12 Sewage Treatment Works Extensions - Proposed Site Allocations</b>	<b>58</b>
<b>13 Proposed Site Allocation - Green Waste Composting</b>	<b>62</b>
<b>14 Proposed Waste Site Allocation - Inert filling Swanworth Quarry</b>	<b>64</b>

## 1 Introduction

**1.1** Waste is a big issue for us all. The amount of waste we as a society produces costs business and households money and causes serious environmental concerns relating to how it should be managed. Waste is increasingly recognised as a resource that can be recycled, thereby reducing demand for natural resources. There are also important opportunities from recovering energy and heat from the rubbish that is thrown away.

**1.2** If we are going to manage our waste more sustainably, encourage greater recycling and reduce what we dispose of to landfill, we need to plan for the right types of facilities to help us do this. Bournemouth, Dorset and Poole are working together to produce a new Waste Plan, which will be our blueprint for how we manage the waste we produce over the next 15 years.

**1.3** The Waste Plan will be expected to promote the sustainable management of waste in Bournemouth, Dorset and Poole. To do this, it will establish the vision, objectives and spatial strategy for the development of waste management throughout the Plan period. We need to make sure that there are enough sites and waste management facilities to recycle, reuse, recover and dispose of waste from households, businesses, industry and construction. The Waste Plan will set out policies and wherever possible, identify locations to guide new development proposals during the Plan period.

### The Waste Plan so far

**1.4** The first stage in developing the Waste Plan was the publication of the Waste Plan Issues Paper in December 2013. This document was the first public consultation document and highlighted the main waste planning issues facing Bournemouth, Dorset and Poole that had been identified and the potential options for addressing them. Comments received during this consultation from local communities, businesses, the waste industry and environmental groups were considered in preparing the Draft Waste Plan.

**1.5** The Draft Waste Plan contained a range of draft policies and site specific options for addressing the waste management needs that had been identified. Public consultation on the Draft Waste Plan took place during summer 2015. During the consultation over 900 responses were received from just under 200 contributing consultees (individuals/organisations). Generally, consultees were supportive of the levels of waste growth forecast and the proposed policies/supporting text, subject to minor changes and updates. Detailed comments were also received in relation to the site options put forward.

**1.6** The comments made to the Draft Waste Plan have been taken into consideration when reaching decisions on the proposed waste site allocations set out in this document and will help to shape the final Waste Plan. This document provides stakeholders with an opportunity to comment on the emerging preferred waste sites that are proposed for allocation in the final Waste Plan to address the waste management needs of Bournemouth, Dorset and Poole.

### What is this Document?

#### Evidence Base Update

**1.7** The evidence base is crucial to the preparation of the Waste Plan. An important part of the evidence base is ensuring an up to date understanding of existing waste management capacity, current waste arisings and forecasting how waste arisings may change over the plan period. A number of changes with regards to waste arisings and capacity have occurred since the preparation of the Draft Waste Plan. These changes have been incorporated into the projections. It is considered helpful to update stakeholders on the shortfall in waste management capacity, which drives the need for new facilities. This is set out in Chapter 2.

## Additional and Proposed Site Allocations Consultation

**1.8** During the Draft Waste Plan consultation a number of additional sites/facilities emerged. Where these proposals address an identified waste management need and are consistent with the vision, objectives and spatial strategy, they are being fully considered and subject to public consultation. This document sets out the additional sites and comments are invited from stakeholders, see Chapter 3 for details.

**1.9** Comments were also received from a range of stakeholders on the site options put forward in the Draft Waste Plan. Two reports have been prepared in response to this consultation. The first report lists the individual comments made to the text and policies with an officer response and where relevant an explanation of how the relevant part of the Waste Plan will be amended to address the comments raised. The second report summaries the key issues raised to each of the site options and officer response. Both reports are available to view on our website. [www.dorsetforyou.com/waste-plan](http://www.dorsetforyou.com/waste-plan)

**1.10** The Waste Planning Authority has taken into consideration the comments received and, as necessary, has undertaken further work/discussions with stakeholders/specialist consultees to try to address/resolve the issues raised. As a result a series of preferred waste site allocations are emerging that are considered to appropriately address the identified needs for waste management facilities within the County. Chapter 4 contains a draft policy and schedule of Proposed Waste Site Allocations.

**1.11** This consultation is an opportunity for stakeholders to comment on the additional sites that have been put forward and the sites that, following the Draft Waste Plan consultation, are emerging as preferred waste sites for allocation in the final Waste Plan.

### How to comment on this Plan

This version of the Plan can be viewed online and you can comment on any part of the document. We would encourage you to make your comments online.

Alternatively you can email your comments: [mwdf@dorsetcc.gov.uk](mailto:mwdf@dorsetcc.gov.uk)

If you do not have access to a computer you can complete a paper response form and send it to:

Environment and Economy Directorate, Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

Hard copies of this document are available to view at Dorset County Council (County Hall, Dorchester), Bournemouth Borough Council (Town Hall Annex) and the Borough of Poole (Civic Centre). Response forms will also be available at these locations.

Stakeholders may find it helpful to read this document alongside the Draft Waste Plan (July 2015), which is still available to view on our website [www.dorsetforyou.com/waste-plan](http://www.dorsetforyou.com/waste-plan) and includes greater context on waste planning, forecasting and the need for new waste facilities.

**Consultation period: 26 May - 21 July 2016**

### What happens next?

**1.12** Following this period of consultation the issues raised will be considered, alongside the comments made to the Draft Waste Plan (July 2016) and a final plan will be prepared. Publication of the Pre-Submission Draft Waste Plan (the final Plan) will then be subject to a six week consultation. This will be the version of the Plan that the Waste Planning Authority intends to submit, and comments should

be restricted to matters of 'soundness' or 'legal compliance' (see our website for further details). After the formal period of consultation, the Plan and any responses received will be submitted to the Secretary of State for independent examination, following the timetable set out below.

Key Stage	When
Waste Plan Issues Paper	December 2013 - February 2014
Consultation on the Draft Waste Plan	July 2015 - September 2015
<b>Consultation on the Draft Waste Plan - Additional Sites and Proposed Site Allocations</b>	<b>May - July 2016</b>
Publication of the Pre-Submission Draft Waste Plan	February 2017
Waste Plan Submission to Secretary of State	March 2017
Waste Plan Examination	July 2017
Waste Plan Adoption	December 2017

\*these dates are consistent with the up to date Local Development Scheme, however they may be subject to change.

## 2 Updated Waste Management Capacity, Arisings and Shortfall

### The need for new waste management facilities

**2.1** The facilities needed to manage Local Authority Collected Waste (LACW) and commercial and industrial waste are similar. The Draft Waste Plan combined the total projected arisings for these two waste streams in order to consider the need for new facilities.

**2.2** A number of changes have occurred and this chapter provides an opportunity to update stakeholders on the waste arising projections, latest capacity and therefore the shortfall in capacity which leads to the need for new facilities to manage LACW and commercial and industrial waste.

**2.3** The Draft Waste Plan assumed a Plan period of 15 years, however the projections only went as far as 2031 which would provide for a Plan period of 14 years if the Waste Plan is adopted in 2017. In order to ensure the Waste Plan covers a sufficient period the projections have been update to cover a period to 2032. The tables that follow in this chapter provide this updated information.

### Forecasting waste arisings - Local Authority Collected Waste (LACW)

**2.4** The Draft Waste Plan proposed to plan for growth of LACW at an average rate of 1.66%. This took into account increased housing as proposed by the relevant District/Borough Local Plans/Core Strategies. An increased tonnage of waste per household, based on an average of the last 5 years, was also built into the projections to account for economic growth.

**2.5** The Waste Planning Authority remains happy with this approach. However, since preparation of the Draft Waste Plan the authorities in the Eastern Dorset Housing Market Area have undertaken a review of the housing figures in their Local Plans. The overall figures for objectively assessed need in the eastern Dorset strategic housing market assessment indicate a higher rate of development is needed than has been achieved under current plans. These higher levels of development have now been built into the waste arisings projections to 2032.

**2.6** Including the extended plan period and higher levels of development gives rise to a slight increase in the average rate of growth in waste arisings which is now 1.69%

### Forecasting waste arisings - Commercial and Industrial Waste

**2.7** The Draft Waste Plan proposed to plan for growth of commercial and industrial waste at an average rate of 1.12%. This level of growth assumes that waste arisings will grow at 50% rate of economic growth. This is over the national projections and considered to build in sufficient flexibility to ensure that an appropriate level of capacity is provided.

**2.8** Again, the Waste Planning Authority is happy with the approach to estimating waste arisings within this sector, which has now been updated to cover the plan period to 2032. Extending the Plan period to 2032 as given rise to a slight increase in the average rate of growth which is now 1.13%.

**2.9** Table 1 summarises the total projected waste arisings at intervals during the Plan period. To enable a comparison to be made the intervals remain the same as in the Draft Waste Plan, with the addition of 2032.

	2014	2016	2021	2026	2031	2032
LACW	366,625	393,647	437,920	454,725	475,732	479,933
Commercial and Industrial Waste	465,431	476,097	505,476	534,526	562,228	567,938
<b>Total</b>	<b>832,056</b>	<b>869,744</b>	<b>943,396</b>	<b>989,251</b>	<b>1,037,960</b>	<b>1,047,871</b>

**Table 1 Total Projected Waste Arisings**

**2.10** Overall the figures show that the total waste arisings in Bournemouth, Dorset and Poole are estimated to grow by approximately 215,000 tonnes per annum by the end of the Plan period.

**2.11** As in the Draft Waste Plan, total waste arising's have been broken down by the type of waste. This is considered vital to enable us to compare existing waste management capacity with projected waste arising's to determine the need for additional facilities for the different waste types. It should be noted that this method provides a good indication of the need for new facilities but should only be seen as a guide as waste management is increasingly complex involving a number of different stages of processing and management. The policies and site allocations in final Waste Plan will need to be flexible to allow for changes and advances in waste management technologies.

**2.12** The following sections do not intend to repeat information presented in the Draft Waste Plan, they provide an update of the projections, capacity and shortfall in capacity for each of the main types of waste arising in the Plan area, highlighting any changes. For further details and explanation refer to Chapter 5 of the Draft Waste Plan (July 2016) which can be found on our website.

## Recyclates

**2.13** One of the concerns raised during the Draft Waste Plan consultation was that the projections did not build in any targets to increase the recycling rate on current levels. The projections were based on current composition rates remaining throughout the Plan period. The Waste Planning Authority has undertaken further discussions on this issue with the three waste management authorities.

**2.14** Dorset Waste Partnerships have confirmed, through a recent business plan, that given the current economic climate they are committed to maintaining the current reduce, recycling and composting rate of 60%, there are no planned targets for increased recycling that can be built into the Waste Plan projections.

**2.15** Bournemouth Borough Council are considering collecting a wider range of materials at the curb side including WEEE, batteries and textiles. If implemented these measures would see increased recycling rates and reduction of residual waste. However, it is too early to quantify any increases and build this into the projections. This will be monitored and if possible reflected in the final Waste Plan.

**2.16** The Borough of Poole are planning for an increase in the recycling rate of approximately 5%. This has been build into the projections presented here through to 2019. Poole also plan to introduce alternate weekly collections in Autumn 2016 which should increase the recycling rate and decrease residual tonnage further. This will be monitored and if possible an allowance will be made within the projections in the final Waste Plan.

**2.17** Table 2 shows the permitted capacity of existing facilities managing recyclates and the identified shortfall in capacity when compared with projected arisings.



	2014	2016	2021	2026	2031	2032
Projected arisings/Need	330,000	347,000	378,000	394,000	418,000	422,000
Permitted Capacity (all facilities)	304,000	304,000	404,000	404,000	387,000	387,000
Permitted Capacity (Dorset facilities)	287,000	287,000	387,000	387,000	387,000	387,000
Identified surplus/shortfall (all facilities)	<b>-26,000</b>	<b>-43,000</b>	26,000	10,000	<b>-31,000</b>	<b>-35,000</b>
Identified shortfall (Dorset facilities only)	<b>-43,000</b>	<b>-60,000</b>	9,000	<b>-7,000</b>	<b>-31,000</b>	<b>-35,000</b>

**Table 2 Recyclates Arisings/Permitted Capacity**

**2.18** The revised figures show that there remains a shortfall in capacity for materials recycling facilities. The current shortfall is being addressed by a temporary contract to export recyclates to a materials recycling facility in Shotton, North Wales. This is seen as a temporary measure and has not been included within the capacity figures. There are a number of permitted materials recycling facilities and the assumption has been made that one will become operational during the Plan period. At this point there becomes a surplus in capacity for several years.

**2.19** In comparison to figures presented in the Draft Waste Plan the shortfall in capacity is now predicted to be approximately 13,000tpa greater at the end of the Plan period. This is largely due to the extended plan period and increased levels of housing planned in Bournemouth, Dorset and Poole.

**2.20** The Draft Waste Plan proposed a criteria based policy (Proposed Policy 4) to enable the development of additional sites for the management of recyclable material. This remains the preferred approach.

**2.21** Additional needs for local recycling facilities have arisen from discussions with Dorset Waste Partnerships and are driven by the spatial distribution, quality and security of Dorset's Network of Household Recycling Centres and Waste Management Centres rather than a specific shortfall in capacity. The proposed site allocations for addressing the need for new facilities for household recycling facilities and waste management centres are set out in the chapters that follow.

### Organic - Green waste

**2.22** Table 3 shows the permitted capacity of existing facilities managing green waste and the identified shortfall in capacity when compared with projected arisings.

	2014	2016	2021	2026	2031	2032
Projected arisings/Need	68,000	75,000	85,000	88,000	94,000	94,000
Permitted capacity (Dorset facilities)	60,000	60,000	60,000	60,000	60,000	60,000
Identified shortfall	<b>-8,000</b>	<b>-15,000</b>	<b>-25,000</b>	<b>-28,000</b>	<b>-34,000</b>	<b>-34,000</b>

**Table 3 Green Arisings/Waste Permitted Capacity**



**2.23** As with the Draft Waste Plan there remains a shortfall in capacity available for managing green waste throughout the Plan period. In reality, there is already a shortfall in capacity compared to arisings, which indicates that some of our green waste, probably originating from the commercial stream, is being exported. The shortfall in capacity has reduced due to a recent planning permission for the reconfiguration at Eco Composting, Parley, which includes proposals to increase the throughput of green waste.

**2.24** The Draft Waste Plan proposed a criteria based policy (Proposed Policy 4) for enabling localised composting facilities to ensure provision and in order to move the management of green waste up the waste hierarchy. This remains an appropriate approach. Since publication of the Draft Waste Plan a site has been suggested for composting of green waste, situated north of Dorchester at Piddlehinton. The new site is consistent with the spatial strategy set out in the Draft Waste Plan and is being considered for allocation through this consultation document, see Chapter 3 and 13.

### Organic - Wood waste

**2.25** Table 4 shows the permitted capacity of exiting facilities for managing wood waste and the identified surplus in capacity when compared with projected arisings.

	2014	2016	2021	2026	2031	2032
Projected arisings/Need	16,000	17,000	20,000	20,000	21,000	22,000
Permitted/operational wood recycling & recovery capacity (Dorset facilities)	27,000	45,000	45,000	45,000	45,000	45,000
Identified surplus	11,000	28,000	25,000	25,000	24,000	23,000

**Table 4 Wood Waste Arisings/Capacity**

**2.26** There remains a surplus in capacity for the management of wood waste throughout the Plan period. The situation will be monitored to ensure that permitted capacity becomes operational capacity. The surplus capacity provides some flexibility to meet any additional arisings of wood waste from the commercial waste stream which has not been forecast as this information is currently not available.

**2.27** Although no specific need is identified a criteria based policy will enable proposals for recycling and recovery of wood waste to come forward where it would move waste up the hierarchy and provide for localised facilities (Proposed Policy 4).

### Organic - Food waste

**2.28** Bournemouth Borough Council started collecting food waste separately in March 2014. The arisings included in the Draft Waste Plan were based on an estimated tonnage collected of 5,700 tpa. Actual collection of food waste has been lower than expected. This information has now been reflected in the revised projections. Discussions with the waste management authority suggests that these lower tonnages are likely to be the norm and there are no targets to increase food waste collection.

**2.29** At the time of writing the Draft Waste Plan, a decision was still to be made on the separate collection of food waste from residents of the Borough of Poole. Discussions with the waste management authority concluded that it was wise to make an assumption over the level of food waste that would be collected separately from 2017 onwards. The Borough of Poole have since made the decision not to collect food waste separately. The waste arisings projections summarised in Table 5 have been updated to reflect this change.

**2.30** There are no targets to increase food waste collected in Dorset beyond current levels.

**2.31** Food waste arisings have been increased to reflect the proposed increases in housing development planned in Bournemouth and Dorset and the extended Plan period.

	2014	2016	2021	2026	2031	2032
Projected arisings/Need	42,000	46,000	48,000	50,000	53,000	54,000
Permitted/operational recovery capacity	38,000	63,000	63,000	63,000	63,000	63,000
Identified shortfall/surplus	<b>-4,000</b>	17,000	15,000	13,000	10,000	9,000

**Table 5 Food Waste Arisings/Capacity**

**2.32** Reflecting the changes explained above there is an inevitable reduction in the projected arisings resulting in a potential surplus in capacity at the end of the Plan period despite a gradual increase in arisings. Monitoring food waste arisings will be important, if the Borough of Poole decide to introduce a separate food waste collection, during the Plan period, this may give rise to a shortfall in capacity.

**2.33** Overall the figures suggest adequate provision of capacity for the management of food waste throughout the Plan period. The Draft Waste Plan proposed a criteria based policy (Proposed Policy 5) to enable the development of additional sites for the management of food waste if the need arises. The recovery of organic waste is encouraged in order to move waste up the waste hierarchy and the Waste Plan should allow for this. This remains the preferred approach.

### Residual Waste

**2.34** The projections for non-hazardous residual waste arisings have been updated as a consequence of the changes already outlined above. An increase in residual waste has been built into the projections as a result of reduced food waste collection in Bournemouth and Poole's decision not to collect food waste separately. This is partially offset buy a reduction in residual waste as a result of increased recycling in Poole.

**2.35** Capacity has also increased to reflect the grant of planning permission for a solid recovered fuel facility at Parley, Christchurch. This can be seen in Table 6.

	2014	2016	2021	2026	2031	2032
Projected arisings/Need	278,000	288,000	320,000	334,000	353,000	357,000
Capacity (recovery and landfill) all facilities	325,000	313,000	157,000	157,000	135,000	135,000
Identified surplus/shortfall	47,000	25,000	<b>-163,000</b>	<b>-177,000</b>	<b>-218,000</b>	<b>-222,000</b>

**Table 6 Residual Waste Arisings/Capacity**

**2.36** As in the Draft Waste Plan, there remains a significant shortfall in capacity for the management of residual waste in the early part of the Plan period, this ties in with the closure of Dorset's landfill sites.

**2.37** There is a need to plan for the provision of residual waste treatment facilities in the Plan area in order for Bournemouth, Dorset and Poole to aim for net self-sufficiency in the management of residual waste.

**2.38** As explained in the Draft Waste Plan, it is not known how many facilities will be needed as it will depend on the scale of facilities coming forward. It is likely that at least one new residual treatment facility will be required, supported by increases in capacity at existing/permitted facilities. In order to remain as flexible as possible new site allocations should enable a large scale waste management facility to be developed. The Waste Planning Authority has commissioned a specialist report to consider the land take and other site requirements of current and emerging residual waste treatment technologies. This report is available on our website and has helped to inform the assessment of sites.

**2.39** Chapter 5 sets out the proposed site allocations that address the need for residual waste treatment. In addition, Chapter 3 includes the consideration of a new energy from waste facility at Eco-Composting, Parley.

**2.40** The Draft Waste Plan also recognised the long term need for landfill capacity for the disposal of small quantities of waste that cannot be treated and any residue from the treatment process. To encourage self-sufficiency, the Waste Planning Authority intends to safeguard capacity at Trigon Landfill site. Safeguarding will ensure that the Waste Planning Authority is consulted on applications for non- mineral development in the vicinity of Trigon which may have an impact on future landfill operations.

### **Bulky Waste**

**2.41** The Draft Waste Plan also considered the need for new facilities for managing bulky waste. Around 22,000 tpa of bulky waste currently arises from household recycling centres in Bournemouth, Dorset and Poole and this is set to increase by approximately 7,000tpa at the end of the Plan period. There are no changes to report to these projections.

**2.42** The need for a facility to divert bulky waste from the residual stream and manage it further up the waste hierarchy remains. Chapter 6 sets out the proposed site allocations to address this need.

### **Inert Waste**

**2.43** The Draft Waste Plan proposed growth in inert waste arisings at an average rate of 1.9% per annum. This was linked to the level of activity in the construction sector (GVA). There are a number of pressures likely to prevent the amount of inert waste increasing at the level of construction activity; notably on site improvements; impacts of the landfill tax and increased transportation costs. As a result, the assumption was made that waste arisings will increase at 50% the rate of growth in the construction sector.

**2.44** However, since the publication of the Draft Waste Plan further work has been undertaken to improve the methodology working in consultation planners and economic development officers in the Dorset districts and unitary authorities. The outlook for construction is now more positive than the general outlook in the earlier set of projections. A number of scenario's have been developed. The Waste Plan has chosen to follow the 'Planned Growth Scenario'. This is based on planned housing growth incorporating current adopted local plan housing trajectories which is consistent with growth projections for other waste streams. This scenario incorporates GVA at 2.4% per annum. As a result the projected arisings of inert waste and therefore the shortfall in capacity, shown in Table 7, is far greater than set out in the Draft Waste Plan.

**2.45** Until publication of the final Waste Plan these projections will be monitored and update as better information is made available and as economic circumstances change. All projections have to be treated with caution - particularly at small geographies and particularly if looking at individual sectors (like construction). Regular monitoring will be necessary following adoption of the Waste Plan to ensure the projections remain an appropriate basis for assessing need.

**2.46** There are two methods of managing inert waste arisings: recycling and inert landfill. Table 7 shows the permitted capacity of existing facilities managing inert waste and the identified shortfalls in capacity when compared to projected arisings. The figures below assume an inert waste recycling rate of 80% as suggested in the Draft Waste Plan which remains the preferred approach.

	2013	2016	2021	2026	2031	2032
Total projected arisings of inert waste	403,700	489,000	617,000	740,000	865,000	893,000
Arisings expected to be recycled	323,000	391,200	493,500	592,000	692,000	714,000
Permitted capacity (recycling)	483,000	484,000	423,000	368,000	368,000	368,000.
Identified surplus/shortfall (recycling)	160,000	92,800	<b>-70,500</b>	<b>-224,000</b>	<b>-324,000</b>	<b>-346,000</b>
Arisings expected not to be recycled	80,700	97,800	123,400	148,000	173,000	179,000
Permitted capacity (landfill)	151,300	122,700	75,100	44,700	0.00	0.00
Identified surplus/shortfall (landfill)	70,600	24,900	<b>-48,200</b>	<b>-103,000</b>	<b>-173,000</b>	<b>-179,000</b>

**Table 7**

**2.47** A comparison between the need and capacity demonstrates that there will be a significant shortfall in capacity available for managing inert waste during the Plan period. There will be a need for additional recycling capacity towards during the early part of the Plan period and the remainder of the projected arisings of inert waste will need to be disposed of or recovered.

**2.48** As explained in the Draft Waste Plan, provision for inert waste recycling is already made through the Bournemouth, Dorset and Poole Minerals Strategy (2014). Proposals for inert recycling facilities will be considered against Policy RE1 which particularly encourages facilities in the west and north of the county, areas less well served by existing facilities.

**2.49** Not all inert material can be recycled and there will remain a need for landfill during the Plan period. There will also remain the need for inert materials, that cannot be recycled, to be used in the restoration of quarries. This is classified as recovery rather than disposal, thereby moving waste up the waste hierarchy. The emerging Mineral Sites Plan includes a number of proposed mineral sites that would provide opportunities for the management of inert waste through restoration, providing varying quantities of additional capacity for inert waste. Potential allocations include;

- Binnegar Quarry, Puddletown Road
- Hurn Court Farm Quarry, Christchurch
- Tatchells Quarry, Wareham
- Trigon Hill Quarry, Wareham
- Roeshot, Christchurch
- Station Road, Moreton

- Hurst Farm, Moreton
- Woodsford Quarry

NB: The above list will be updated to reflect the site allocations contained in the final Mineral Sites Plan.

**2.50** In addition, a planning application is currently being considered for mineral extraction at Canford Magna Golf Club with restoration utilising imported treated inert waste. If this application is approved it will provide additional capacity for inert waste recovery and Table 7 will be updated to reflect the additional capacity.

**2.51** Two sites, Broadcroft and Coombefield, located on Portland were nominated for future inert filling to facilitate the restoration of quarries. It is understood that an application is currently being considered for the extension of Broadcroft inert landfill and time extensions for the waste transfer activities, crusting and screening operations. If this application is approved there will be no need to allocate the site in the Waste Plan and the permitted capacity, set out in Table 7, will be updated to reflect the permission. Furthermore, if the permission is granted there is unlikely to be a need for further inert waste capacity on Portland until the end of the Plan period. It is therefore not proposed to allocate Coombefield Quarry in the final Waste Plan for inert landfill. It is proposed to rely on a criteria based policy to enable localised inert waste recovery, or otherwise disposal opportunities to come forward as the need arises or there are restoration benefits.

**2.52** Swanworth Quarry is now being proposed for additional inert filling capacity, beyond current permitted levels. This proposal is being considered for allocation through the Waste Plan, see Chapter 14 for further information. If allocated and permitted this additional capacity will assist in meeting the shortfall for inert landfill during the Plan period.

### 3 Additional Sites

**3.1** As explained in Chapter 1, since publication of the Draft Waste Plan six additional sites or amendments to sites/facilities have been suggested that could address the waste management needs of the Plan area. A summary of the new sites is included below and comments are invited from stakeholders. Further detail is contained in the chapters that follow and within detailed site assessments that are available on our website.

**3.2** For completeness these sites are also included within the 'Schedule of Proposed Waste Site Allocations' contained in Chapter 4. Drawing on the outcomes of this consultation, the schedule will be updated prior to publication of the final plan.

Site Name, Location	Summary of uses being considered for allocation
<p>Land at Bourne Park, east of Piddlehinton.</p> <p>West Dorset District Council</p>	<p>This site is being considered for allocation for a green waste composting facility. The Draft Waste Plan (July 2015) identified a shortfall in capacity for the management of green waste and a particular need for a facility in the west of Dorset (Identified Need 2).</p> <p>Chapter 13 contains a plan and further information on this proposed waste allocation.</p> <p>NB: This site was originally proposed for green waste composting and bulky waste transfer. There is no identified need for waste transfer in this location therefore this has not been taken forward.</p>
<p>Land north west of Stinsford Hill, Dorchester</p> <p>West Dorset District Council</p>	<p>The Draft Waste Plan (2015) included an area of land situated north west of Stinsford Hill, Dorchester. The site was considered as an option for a household recycling centre or transfer station or combined waste management centre.</p> <p>A wider area of land is now being considered for allocation for the above uses to allow for development to take place outside of Flood Zones 2 and 3 and to build landscape mitigation into any design.</p> <p>Chapter 8 contains a plan and further information on this proposed waste allocation.</p>
<p>Ferndown 'Area of Search'</p> <p>East Dorset District Council</p>	<p>The Draft Waste Plan (2015) included an area of land know as Blunts Farm for a variety of waste management uses. An objection has been received to development on this land from the landowner and a wider area of search is now being considered for allocation to provide greater flexibility for the following waste facilities;</p> <ul style="list-style-type: none"> <li>● Waste Vehicle Depot</li> <li>● Household Recycling Facility to serve Wimborne/Ferndown and surrounding areas</li> <li>● Bulky Waste transfer /treatment and/or residual waste treatment Facility</li> </ul> <p>Chapters 5, 6 and 10 contain plans and further information on the waste facilities being considered for allocation within this 'area of search'.</p>

Site Name, Location	Summary of uses being considered for allocation
<p>Eco-Composting, Chapel Lane, Parley</p> <p>Christchurch Borough Council</p>	<p>This site was included in the Draft Waste Plan (2015) in line with a planning application that was being considered for the reconfiguration of the site. Planning permission has now been granted for the reconfiguration of this site including the introduction of new plant and processes including a solid recovered fuel processing plant.</p> <p>Since the Draft Waste Plan consultation and the granting of planning permission Eco Sustainable Solutions have now proposed an increase to the tonnage of material that could be managed through a new energy from waste facility and intensification of permitted operations. Any increased tonnage would assist in meeting the identified shortfall for residual waste treatment capacity and is proposed for allocation.</p> <p>Chapter 5 contains a plan and further information on this proposed waste allocation</p>
<p>Maiden Newton Sewage Treatment Works</p>	<p>The Draft Waste Plan contained two options for the expansion of the existing Maiden Newton Sewage Treatment Works which would enable the facility to cope with pressure from catchment growth.</p> <p>This site is situated in the AONB and given concerns related to the landscape and visual impacts further discussions have taken place to determine if a change to the site boundary could assist in mitigating these impacts. As a result land to the east of the existing site (Option B) has been discounted and land to the north has been expanded in a westerly direction, abutting the north of the site, in order to enable mitigation to be built into any future development.</p> <p>Chapter 12 contains a plan and further information on this proposed waste allocation.</p>
<p>Swanworth Quarry</p>	<p>Additional capacity for the filling of inert waste at Swanworth Quarry is being proposed by the site operator.</p> <p>The Draft Waste Plan identified a shortfall in capacity for the management of inert waste. Further work on economic growth has seen the levels of inert waste and shortfall in existing capacity increase.</p> <p>Chapter 14 contains a plan and further information on this proposed waste allocation.</p>

**Table of Additional Sites**



## 4 Schedule of Proposed Waste Site Allocations

**4.1** The final Waste Plan will contain a list of allocated sites for a range of waste facilities to address the capacity gaps and identified needs within the county. It is proposed to include the allocated sites within a schedule accompanied by a Policy supporting development for the proposed uses. Below is a draft Policy and Schedule of sites emerging as preferred waste site allocations. **The precise schedule of sites is subject to change as a result of this consultation prior to publication in the final Waste Plan.** Stakeholders views are welcomed on the overall approach and emerging preferred sites.

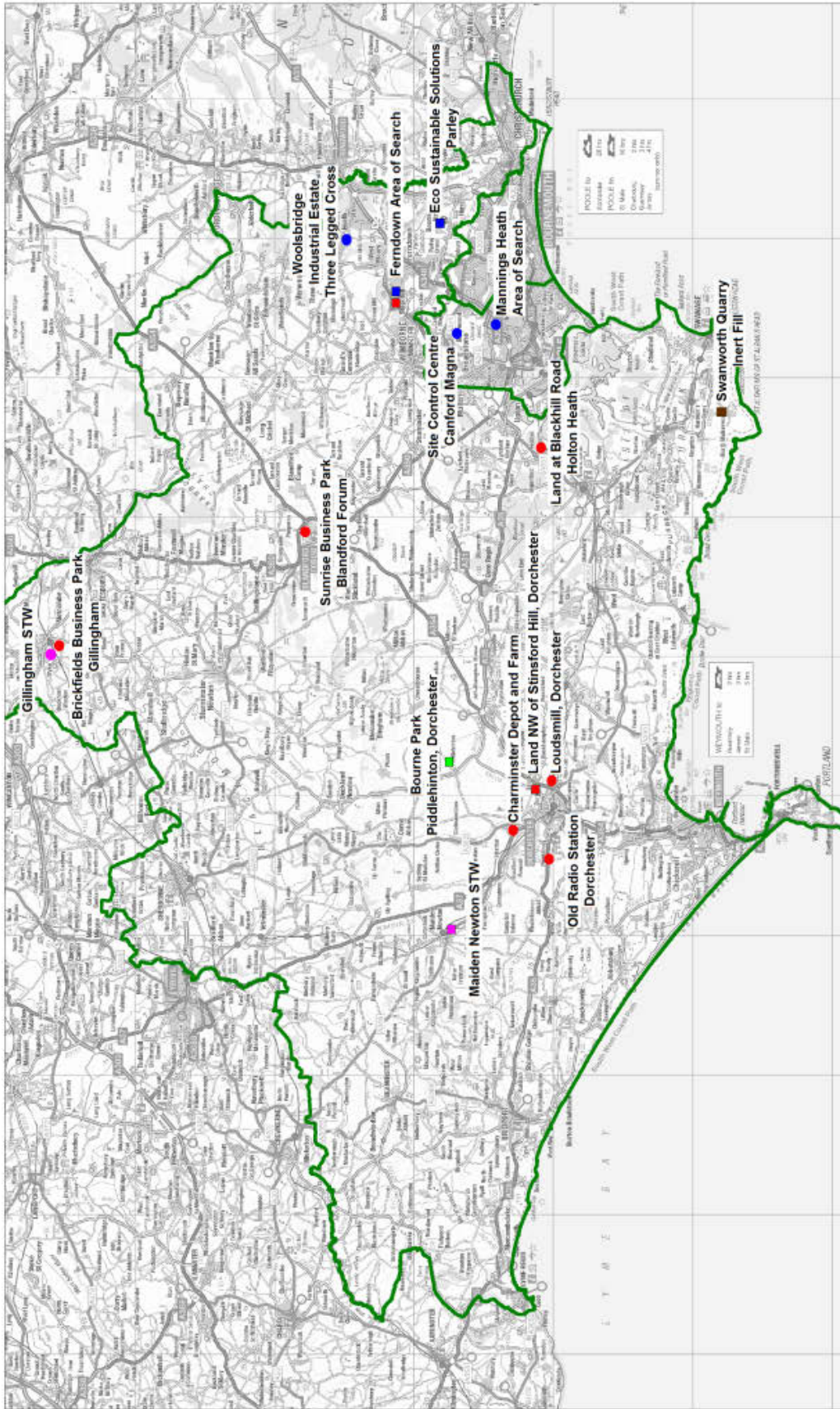
**4.2** For most of the identified needs it has been possible to identify one clear preferred site allocation in the schedule below. In other cases it has not been possible to identify a single site allocation at this stage, and more than one option is included in the schedule below. The outcomes of this consultation, further discussions and assessment work will be necessary to identify single waste site allocations in the final Waste Plan to address the need for waste management facilities. Alternatively more than one site may be necessary to address the identified need.

### Policy - Proposed Waste Site Allocations

The sites set out in Schedule 1 are proposed to be allocated to address the waste management capacity gap and identified needs for new and improved waste management facilities. Applications for waste management facilities, within these sites for the proposed uses, will be permitted provided that the application demonstrates to the satisfaction of the Waste Planning Application that any adverse impacts will be mitigated and that the proposal complies with other relevant policies of this Plan.

**4.3** The locations of the sites included in Schedule 1, proposed to be allocated through the above policy, are shown on the overview map below. For clarity, the additional sites set out in Chapter 3 are shown as 'Additional waste Sites for consultation'. These sites are new sites/facilities not included in the Draft Waste Plan or sites where new boundaries are proposed since the Draft Waste Plan. The 'Emerging preferred sites' were included in the Draft Waste Plan consultation.

**4.4** Further details on all of the sites included on the overview map and within Schedule 1 can be found in the chapters that follow. In addition, detailed site assessments have been prepared for all sites. Site assessments can be found on our website.



**Preferred and Additional Waste Sites 2016**  
 ○ Emerging preferred sites  
 □ Additional waste sites for consultation

● Local waste recycling facility  
 ● Strategic waste facilities (Residual/bulky waste)  
 ● Inert Fill site  
 ● Green waste composting  
 ● Sewage treatment works

Date: 30/03/2016  
 Scale 1:250000  
 Cent X: 376404  
 Cent Y: 99099

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Overview Map

Site Ref	Proposed Waste Site Allocation	District/Borough	Potential Uses	Local/Strategic Waste Facility
WP01	<p><b>Ferndown Area of Search</b></p> <p><i>(additional site subject to consultation)</i></p> <p>Blunts Farm, land adjacent to Blunts Farm and the wider Ferndown and Uddens Industrial Estate</p>	East Dorset	<ul style="list-style-type: none"> <li>● Bulky waste transfer/treatment</li> <li>● Residual Waste Treatment including energy recovery</li> <li>● Household Recycling Centre</li> <li>● Waste Vehicle Depot</li> </ul>	Local and strategic facilities proposed
WP02	<p><b>Woolsbriidge Industrial Estate</b>, south east of Three Legged Cross</p>	East Dorset	<ul style="list-style-type: none"> <li>● Bulky waste transfer/treatment</li> <li>● Residual Waste Treatment including energy recovery</li> </ul>	Strategic facility
WP03	<p><b>Mannings Heath Area of Search</b></p>	Borough of Poole	<ul style="list-style-type: none"> <li>● Bulky waste transfer/treatment</li> <li>● Residual Waste Treatment including energy recovery</li> </ul>	Strategic facility
WP04	<p><b>Site Control Centre</b>, Candford Magna</p>	Borough of Poole	<ul style="list-style-type: none"> <li>● Intensification of existing Waste Management Facility, including increased capacity for the management of residual waste and complementary activities that push waste up the waste hierarchy</li> </ul>	Strategic facility
WP05	<p><b>Eco-Sustainable Solutions</b>, Parley</p> <p><i>(additional site subject to consultation)</i></p>	Christchurch	<ul style="list-style-type: none"> <li>● Intensification of existing Waste Management Facility, including increased capacity for the management of residual waste and complementary activities that push waste up the waste hierarchy</li> </ul>	Strategic facility
WP06	<p><b>Land South of Sunrise Business Park</b>, Blandford</p>	North Dorset	<ul style="list-style-type: none"> <li>● Household Recycling Centre</li> </ul>	Local waste facility

Site Ref	Proposed Waste Site Allocation	District/Borough	Potential Uses	Local/Strategic Waste Facility
WP07	Brickfields Business Park, Gillingham	North Dorset	<ul style="list-style-type: none"> <li>Waste Transfer Station</li> <li>Waste Vehicle Depot</li> </ul>	Local waste recycling facility
WP08	Gillingham Sewage Treatment Works Extension	North Dorset	<ul style="list-style-type: none"> <li>Sewage Treatment Works Extension</li> </ul>	STW
WP09	Maiden Newton Sewage Treatment Works Extension <i>(additional site subject to consultation)</i>	West Dorset	<ul style="list-style-type: none"> <li>Sewage Treatment Works Extension</li> </ul>	STW
WP10	Land at Stinsford Hill, Dorchester <i>(additional site subject to consultation)</i>	West Dorset	<ul style="list-style-type: none"> <li>Household Recycling Centre</li> <li>Waste Transfer Station</li> <li>Waste Vehicle Depot</li> </ul>	Local waste recycling facility
WP11	Loudsmill, Dorchester		<ul style="list-style-type: none"> <li>Household Recycling Centre</li> </ul>	<i>Only one of these sites will be required for the development of the proposed uses</i>
WP12	Old Radio Station, Dorchester	West Dorset	<ul style="list-style-type: none"> <li>Waste Transfer Station</li> <li>Waste Vehicle Depot</li> </ul>	Local waste recycling facility
WP13	Charminster Depot & Farm  <i>If, following consultation, land at Stinsford Hill is allocated it is large enough to accommodate a range of waste uses</i>	West Dorset	<ul style="list-style-type: none"> <li>Waste Vehicle Depot</li> </ul>	Local waste recycling facility

Site Ref	Proposed Waste Site Allocation	District/Borough	Potential Uses	Local/Strategic Waste Facility
	<i>including a waste vehicle depot. There may be no need to allocate land at Charminster Depot.</i>			
<b>WP14</b>	<b>Land at Bourne Park</b> , east of Piddlehinton <i>(additional site subject to consultation)</i>	West Dorset	<ul style="list-style-type: none"> <li>Green waste composting</li> </ul>	Green waste
<b>WP15</b>	<b>Land at Blackhill Road, Holton Heath Industrial Estate</b>	Purbeck	<ul style="list-style-type: none"> <li>Waste Transfer Station</li> <li>Waste Vehicle Depot</li> </ul>	Local waste recycling facility
<b>WP16</b>	<b>Swanworth Quarry</b>	Purbeck	<ul style="list-style-type: none"> <li>Inert waste filling</li> </ul>	Inert waste

Schedule 1





## 5 Proposed Waste Site Allocations - Residual Waste Treatment

The Draft Waste Plan identified a significant shortfall in capacity for managing non-hazardous residual waste. The Waste Plan will need to make provision for additional capacity for the management of residual waste during the Plan period through appropriate site allocations.

Addressing the shortfall will be through a combination of expansion of existing facilities and at least one new site. The following site allocations would address the identified shortfall for managing residual waste.

It should be noted that some of the sites below are also being considered for other uses and it is suggested that these sites will be the subject of a flexible waste allocation to allow for appropriate waste facilities to be developed where they address a proven need.



**WP01 Ferndown 'Area of Search' - Residual Waste Treatment**

The Draft Waste Plan included land at Blunts Farm. A wider 'area of search' covering Blunts Farm, land adjacent to Blunts Farm and the wider Ferndown and Uddens Industrial Estate is now being considered. The WPA is aware that Blunts Farm is a key employment site for East Dorset and the promotion of a number of waste facilities would take up a significant proportion of the available land. An objection has been received from the landowner. As a result Green Belt land to the SW of Blunts Farm and the wider industrial estate are being considered through this consultation. The Ferndown and Uddens Industrial Estate was previously discounted as there were no sites available of sufficient size, the WPA has been made aware that as Blunts Farm is developed business currently located at Ferndown and Uddens Industrial Estates may choose to re-locate to Blunts Farm, opening up opportunities for a waste facility. It is acknowledged that the wider industrial estate is unlikely to give rise to a site of sufficient size for a residual waste treatment facility.

The Ferndown area is well located for a strategic site to serve the needs of Bournemouth Dorset and Poole and, with the exception of the Green Belt land, is allocated employment land and so consistent with National Policy. The area also includes industrial units which provide potential for combined heat and power.

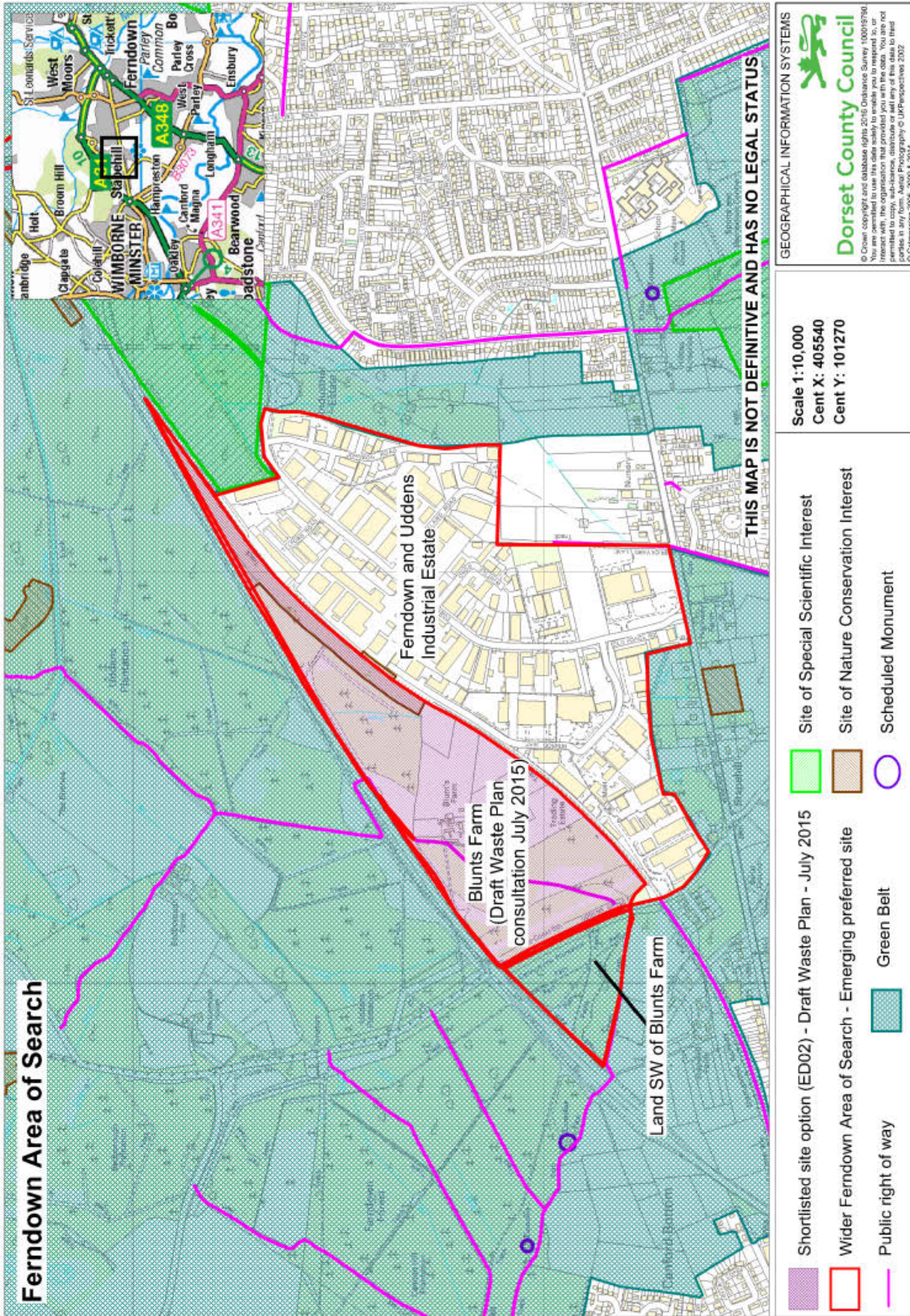
**Key Development Considerations**

- TBC

Parish Council/Ward	Ferndown Town Council, East Dorset
Site area	Land SW of Blunts Farm: 5.7ha Blunts Farm: 31ha Ferndown and Uddens Industrial Estate: 61.56ha
Existing land use	Heath, forestry and paddocks Existing industrial estate
Potential land take requirement	Residual waste treatment - up to 4 ha
Access	Options include access through the industrial estate or via Uddens Drive
Sensitive Receptors/designations	There are residential properties within 250m of the site, Blunts Farm is located within the site.  Land SW of Blunts Farm is situated within the SE Dorset Green Belt
Deliverability/ Viability	The Forestry Commission own Blunts Farm and are opposed to waste development on this land, they have suggested land to the SW as an alternative.

**NB: This site is also considered suitable for a HRC/Depot/Bulky waste management facility - See Chapters 6 and 10 - It should be noted that if only a limited amount of land is made available, the priority in this area would be for the development of a HRC.**







**WP02 Woolsbridge Industrial Estate - Residual Waste Treatment**

This site comprises of two parcels of land that form an extension to the existing Woolsbridge Industrial Estate, south east of Three Legged Cross within East Dorset. This land is allocated for employment uses which is consistent with National Planning Policy for Waste and its location adjacent to an existing industrial site provides opportunities for combined heat and power. There are only a limited number of sensitive receptors in the immediate vicinity. Woolsbridge Industrial Estate is considered suitable for a facility to serve the strategic need of residual waste treatment and the land available is of sufficient size to accommodate a wide range of treatment technologies.

Further consideration will need to be given to whether it is appropriate to allocate a specific parcel of land (east or south). However, at this stage, it is proposed to remain flexible. Of the two options being considered development of the southern parcel is likely to give rise to less landscape impacts and is further from sensitive receptors.

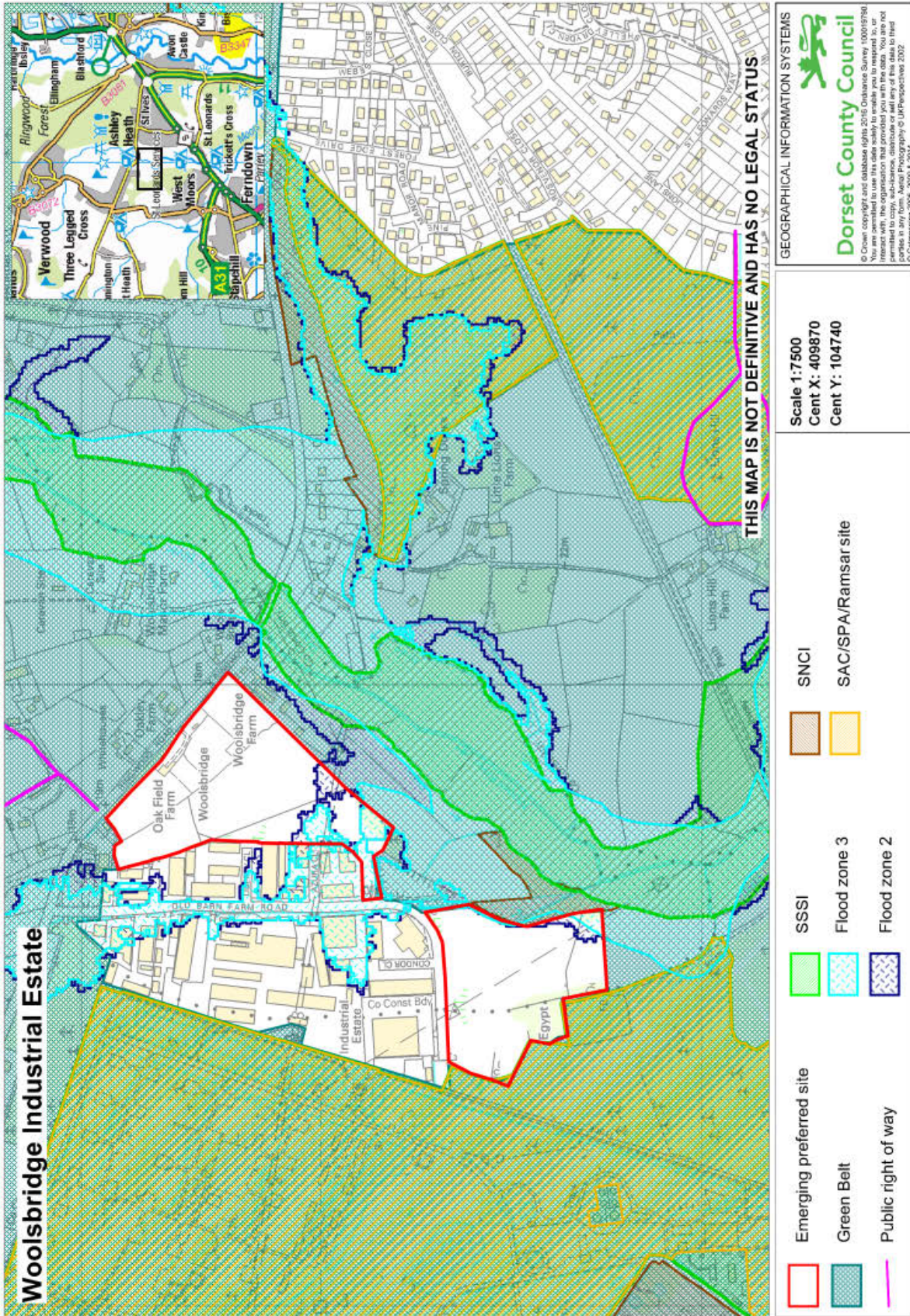
**Key Development Considerations**

- TBC

Parish Council/Ward	Verwood and West Moors, East Dorset
Site area	7.42ha and 5.54ha
Existing land use	Agricultural/brownfield land
Potential waste facilities	Residual waste treatment - depending on the technology up to 4 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 of the eastern parcel of land.
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.

NB: This site is also considered suitable for a bulky waste management facility- See chapter 6







**WP03 Mannings Heath 'Area of Search' - Residual Waste Treatment**

The Draft Waste Plan contained two separate options on adjoining land at Mannings Heath, Poole. To provide maximum flexibility these parcels of land have been combined to form an area of search for the Mannings Heath area. The northernmost section of the site has been removed to reflect a recent permission.

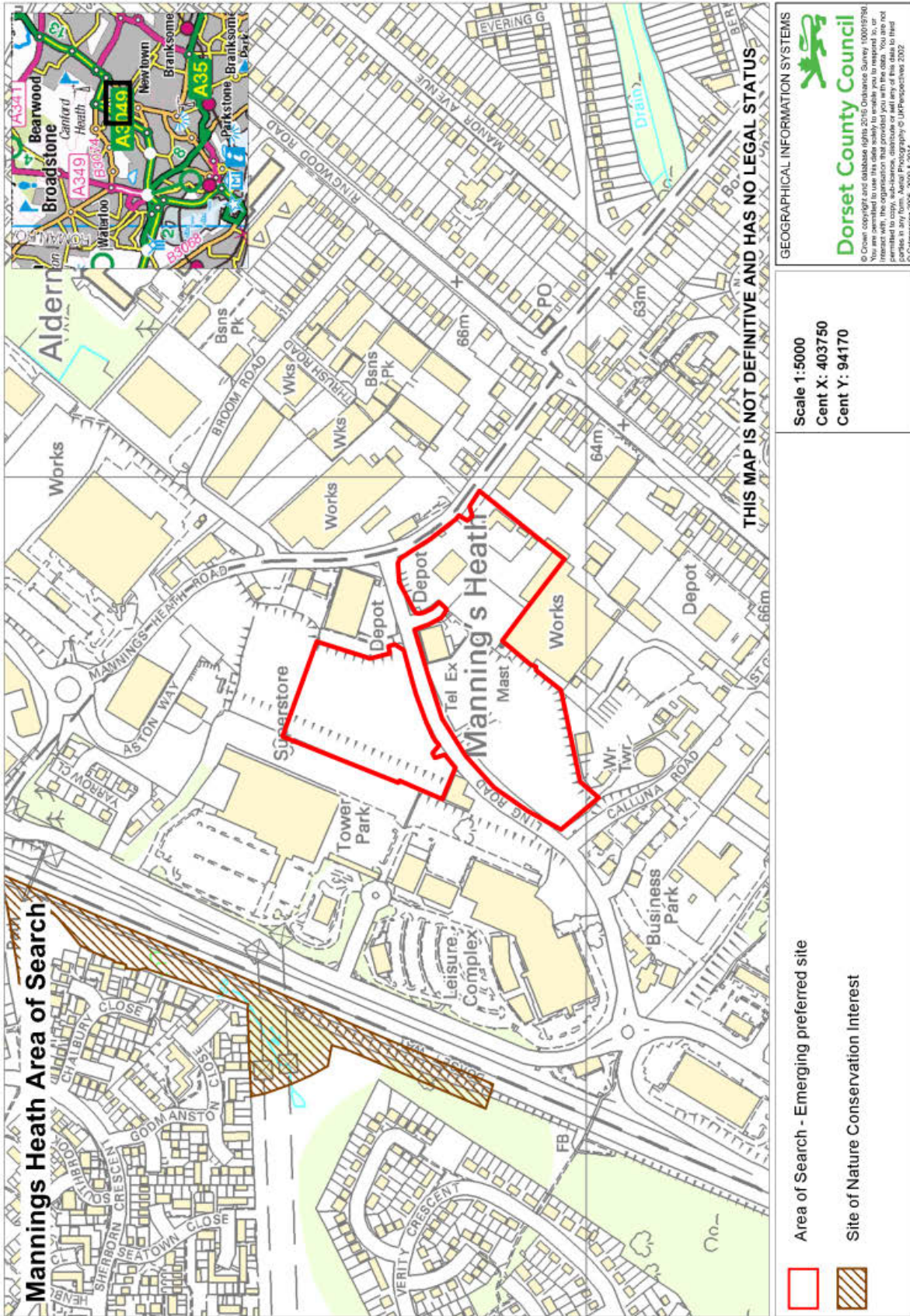
Mannings Heath is in a good strategic location, situated in an industrial area, allocated employment land with relatively good access. There are also considered to be significant heat loads available locally providing good potential for combined head and power.

A large part of the site has permission for the development of a Materials Recycling Facility (MRF). If the MRF is developed there is unlikely to be sufficient space for a new large scale residual waste treatment facility. The allocation of a wider area of search will allow maximum flexibility to bring forward residual waste treatment facilities during the plan period. The WPA will monitor progress with the MRF development and amend the site boundary if there becomes certainty that a MRF will be developed prior to publication of the final Waste Plan.

**Key Development Considerations**

- TBC

Parish Council/Ward	Newton Ward, borders Alderney Ward to the east, Borough of Poole
Site area	5.60 ha
Existing land use	Employment Land
Potential waste facilities being considered	Residual waste treatment - depending on the technology up to 4 ha
Access	Access onto Ling Road
Sensitive Receptors	Residential properties with 250m, Tower Park entertainment complex and Tesco adjacent to site.
Deliverability/ Viability	The level of opportunity will partly depend on whether a MRF is developed on the site. This should become known during the preparation of the Waste Plan. Part of the land is owned and being promoted by SITA and therefore we have no reason to believe that the site could be deliverable in theory.



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Scale 1:5000  
 Cent X: 403750  
 Cent Y: 94170

 Area of Search - Emerging preferred site  
 Site of Nature Conservation Interest



**Key Development Considerations**

- Existing vegetation provides screening and should be retained to help reduce visual impacts

**WP04 Site Control Centre, Canford Magna - Residual Waste Treatment**

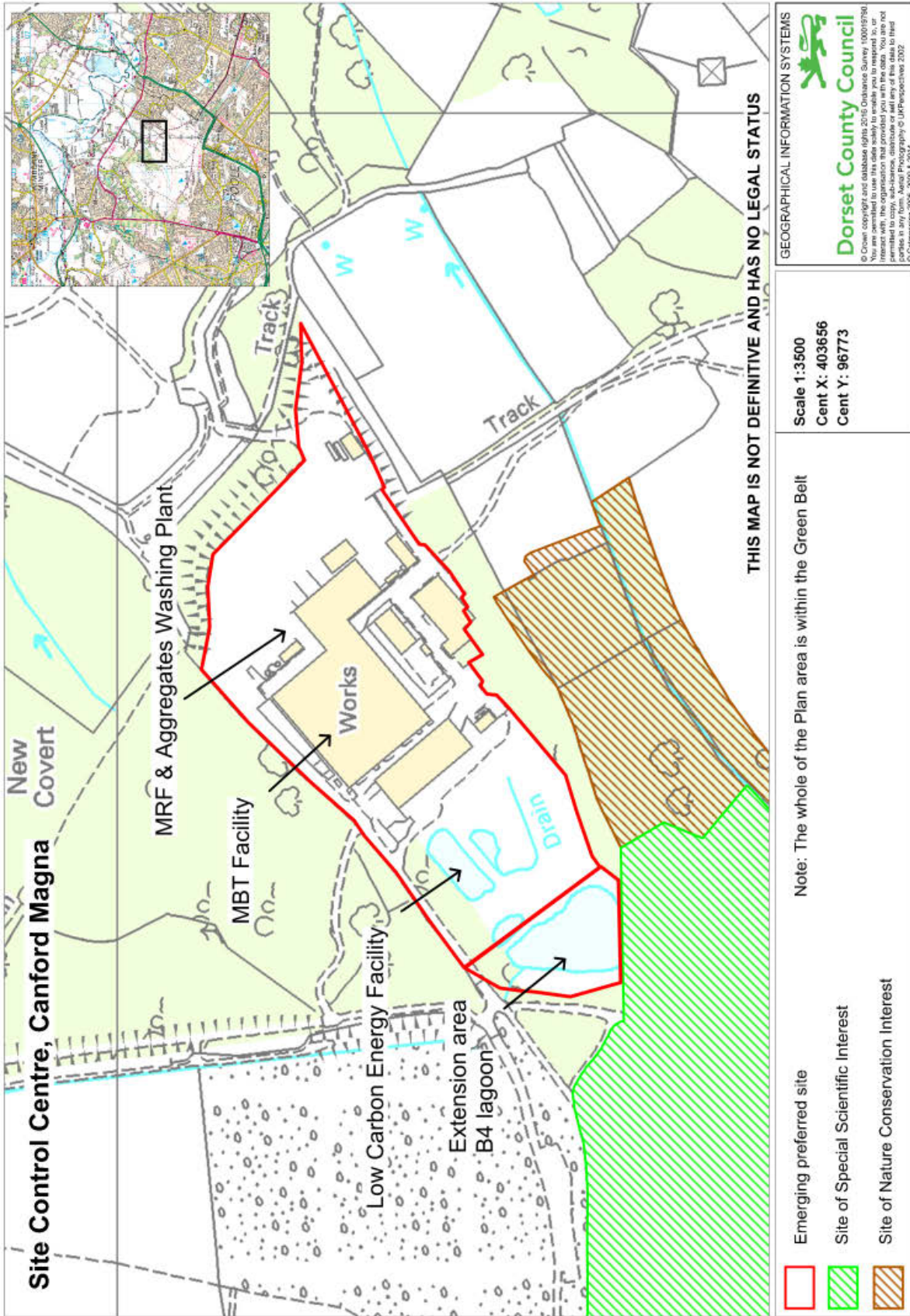
The Site Control Centre consists of a complex of waste management facilities adjacent to the former Whites Pit landfill sites, including the Mechanical Biological Treatment Plant (MBT), a landfill gas compound and a Materials Recovery Facility (MRF). Permission has also been granted for the development of a Low Carbon Energy Facility, 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 has potential for combined heat and power, particularly give the nearby Magna Business Park development. 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 and currently allocated in the Bournemouth, Dorset and Poole Waste Local Plan as an "Identified site".

The WPA support intensification of this site which will enable increased capacity and the ability to manage waste further up the waste hierarchy both within the existing site and on land to the west, shown as the B4 lagoon area. It should be noted that this facility would contribute to meeting the shortfall in residual waste management capacity but is unlikely to be sufficient on its own.

Parish Council/Ward	Merley and Bearwood Ward, Borough of Poole
Site area	Existing site - 6.08ha Proposed extension - 0.66ha
Existing land use	Existing waste management facility.
Potential waste facilities being considered	Intensification of existing uses within the existing site and extension areas
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
Deliverability/Viability	The proposal to intensify existing uses on this sites is being promoted by the landowner/operator





**Key Development Considerations**

- TBC

**WP05 Eco-Composting, Parley - Residual Waste Treatment**

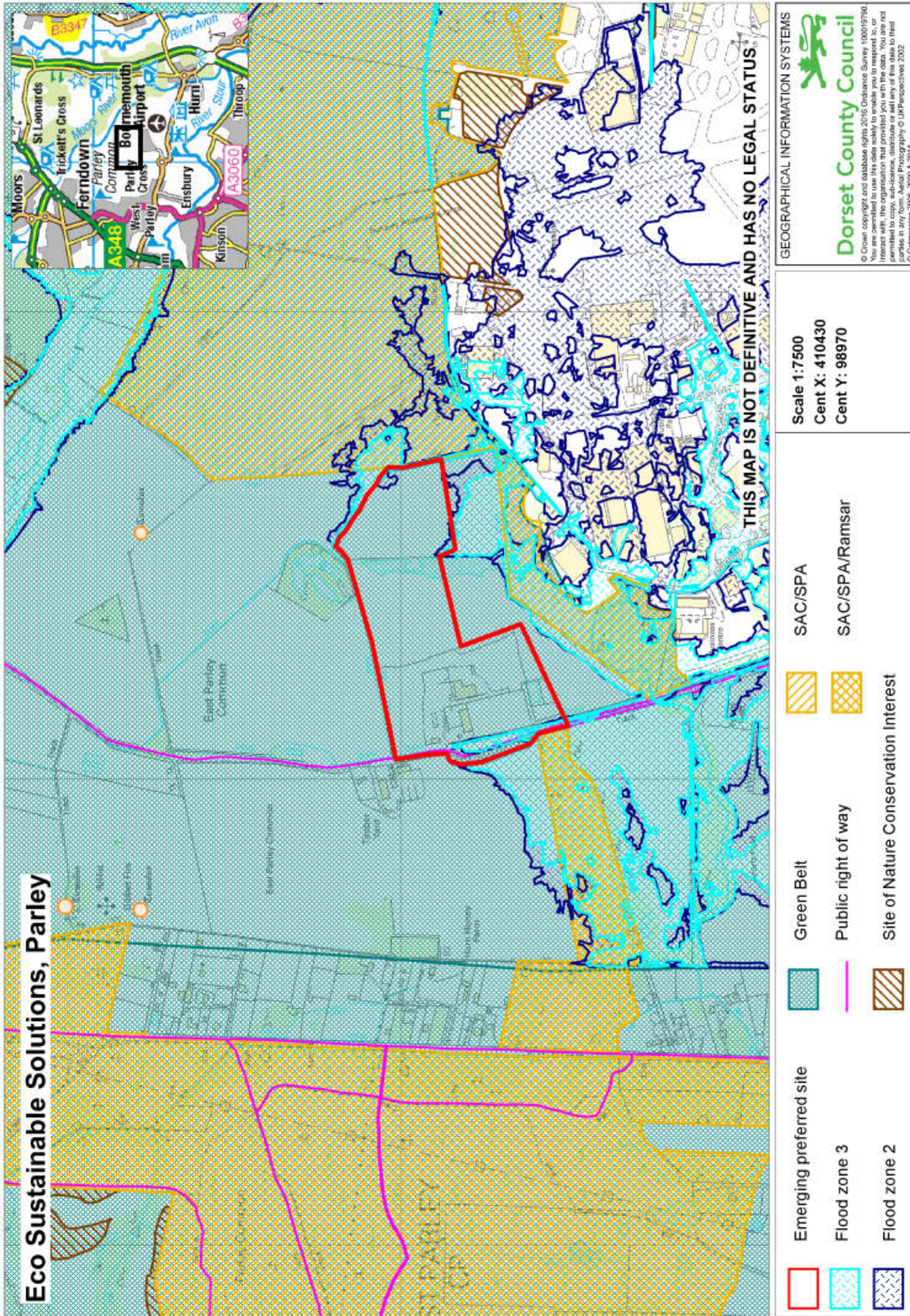
This is an existing waste management facility incorporating a range of activities including inert recycling, composting, and wood recycling. There are also a number of permitted activities that benefit from planning permission but are yet to be developed.

The operator considers that there is scope to increase the capacity of the site to manage significantly larger quantities of waste. Eco propose to replace the currently permitted AD unit and solid recovered fuel processing plant with a 125,000 to 160,000tpa Waste to Energy (WtE) recovery plant to receive and process residual waste. This proposal would make a significant contribution to meeting the identified shortfall in residual waste management capacity. Additional intensification of permitted waste management activities is also proposed which could see throughput of the site double from the currently permitted 260,000 tonnes per annum to 530,000 tonnes per annum by the end of the Waste Plan period.

The potential for this site to deliver additional waste capacity during the plan period is subject to consultation and further assessment to consider the impacts of intensification, particularly in terms of landscape, emissions and traffic impacts.

Parish Council/Ward	Hurn Parish, Christchurch
Site area	Permitted site area - 16.8ha
Existing land use	Existing waste management facility
Potential waste facilities being considered	Residual waste treatment - additional capacity Intensification of other permitted activities
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









## 6 Proposed Waste Site Allocations - Bulky waste management

The Draft Waste Plan identified a need for a strategic facility for the management of bulky waste in order to divert this material from landfill.

It is likely that one facility will be sufficient to address this need, however four site allocations are included for consultation that are consistent with the Draft Waste Plan objectives and spatial strategy. These sites are also being considered for other uses and it is suggested that these sites will be the subject of a flexible waste allocation to allow for appropriate waste facilities to be developed where they address a proven need.

A bulky waste treatment facility will need to be supported by a network of transfer stations for bulking up this waste for onward transport. The need for transfer facilities if considered elsewhere.

**WP01 Ferndown 'Area of Search' - Bulky Waste Treatment**

The Draft Waste Plan included land at Blunts Farm. A wider 'area of search' covering Blunts Farm, land adjacent to Blunts Farm and the wider Ferndown and Uddens Industrial Estate is now subject to consultation. The WPA is aware that Blunts Farm is a key employment site for East Dorset and the promotion of a number of waste facilities would take up a significant proportion of the available land. An objection has been received from the landowner. As a result Green Belt land to the SW of Blunts Farm and the wider industrial estate are being considered through this consultation. The Ferndown and Uddens Industrial Estate was previously discounted as there were no sites available of sufficient size, the WPA has been made aware that as Blunts Farm is developed business currently located at Ferndown and Uddens Industrial Estates may choose to re-locate to Blunts Farm, opening up opportunities for the development of a waste facility.

Ferndown is well located for a strategic site to serve the needs of Bournemouth Dorset and Poole and, with the exception of the Green Belt land, is allocated employment land and so consistent with National Policy.

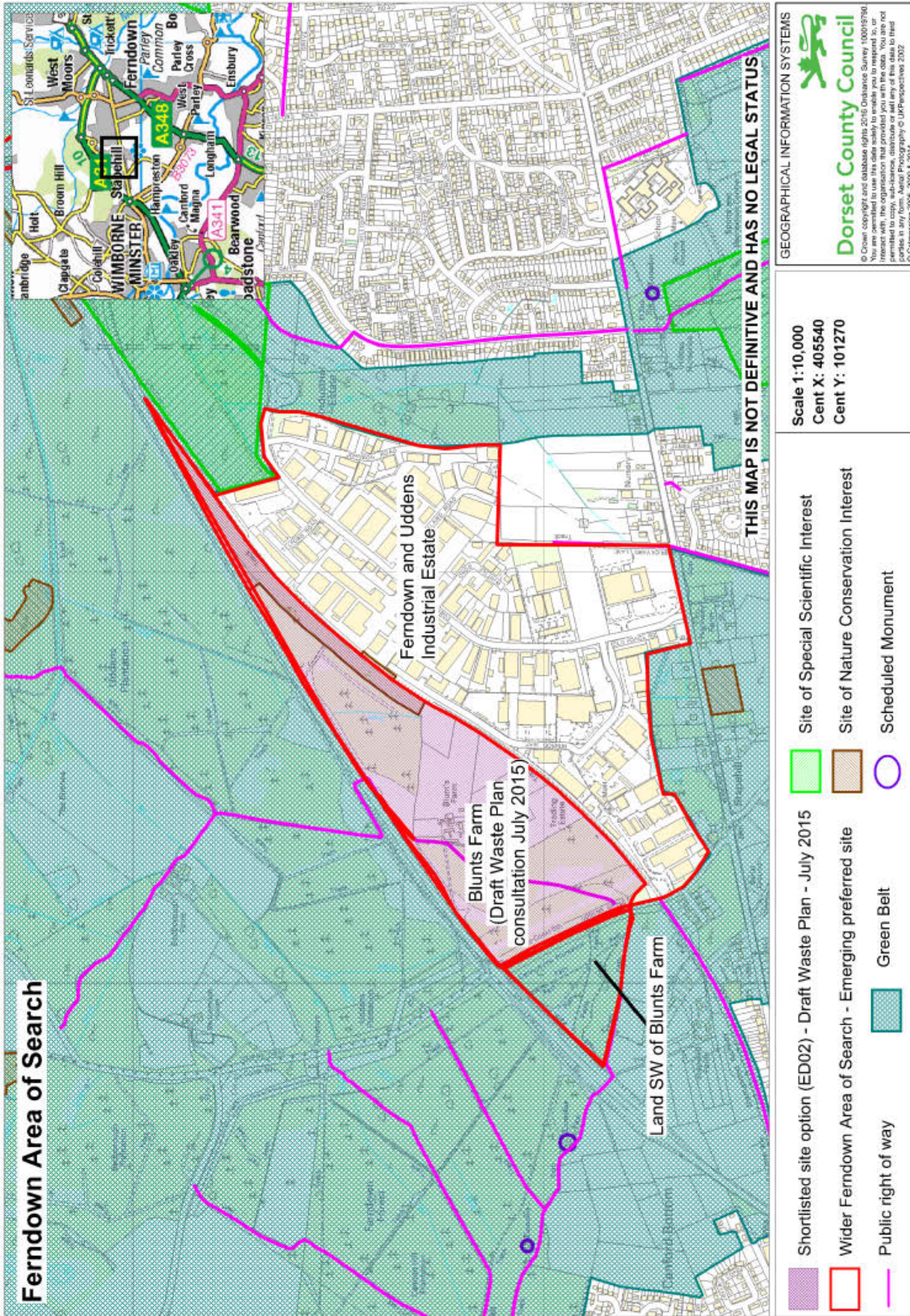
**Key Development Considerations**

- TBC

Parish Council/Ward	Ferndown Town Council, East Dorset
Site area	Land SW of Blunts Farm: 5.7ha Blunts Farm: 31ha Ferndown and Uddens Industrial Estate: 61.56ha
Existing land use	Heath, forestry and paddocks Existing industrial estate
Potential land take requirement	Bulky Waste Treatment - up to 1 ha
Access	Options include access through the industrial estate or via Uddens Drive
Sensitive Receptors/designations	There are residential properties within 250m of the site, Blunts Farm is located within the site. Land SW of Blunts Farm is situated within the SE Dorset Green Belt
Deliverability/ Viability	The Forestry Commission own Blunts Farm and are opposed to waste development on this land, they have suggested land to the SW as an alternative.

**NB: This site is also considered suitable for a HRC/Depot/Residual waste treatment facility - See Chapters 5 and 10 - It should be noted that if only a limited amount of land is made available, the priority in this area would be for the development of a HRC.**







**WP02 Woolsbridge Industrial Estate - Bulky Waste Treatment**

This site comprises of two parcels of employment land that form an extension to the existing Woolsbridge Industrial Estate, south east of Three Legged Cross within East Dorset. This land is allocated employment land which is consistent with National Planning Policy for the development of waste facilities. There are only a limited number of sensitive receptors in the vicinity.

There is a large amount of available land at Woolsbridge Industrial Estate and it is considered suitable for a facility to serve the strategic need of bulky waste treatment.

Further consideration will need to be given to whether it is appropriate to allocate a specific parcel of land (east or south). However, at this stage, it is proposed to remain flexible. Of the two options being considered development of the southern parcel is likely to give rise to less landscape impacts and is further from sensitive receptors.

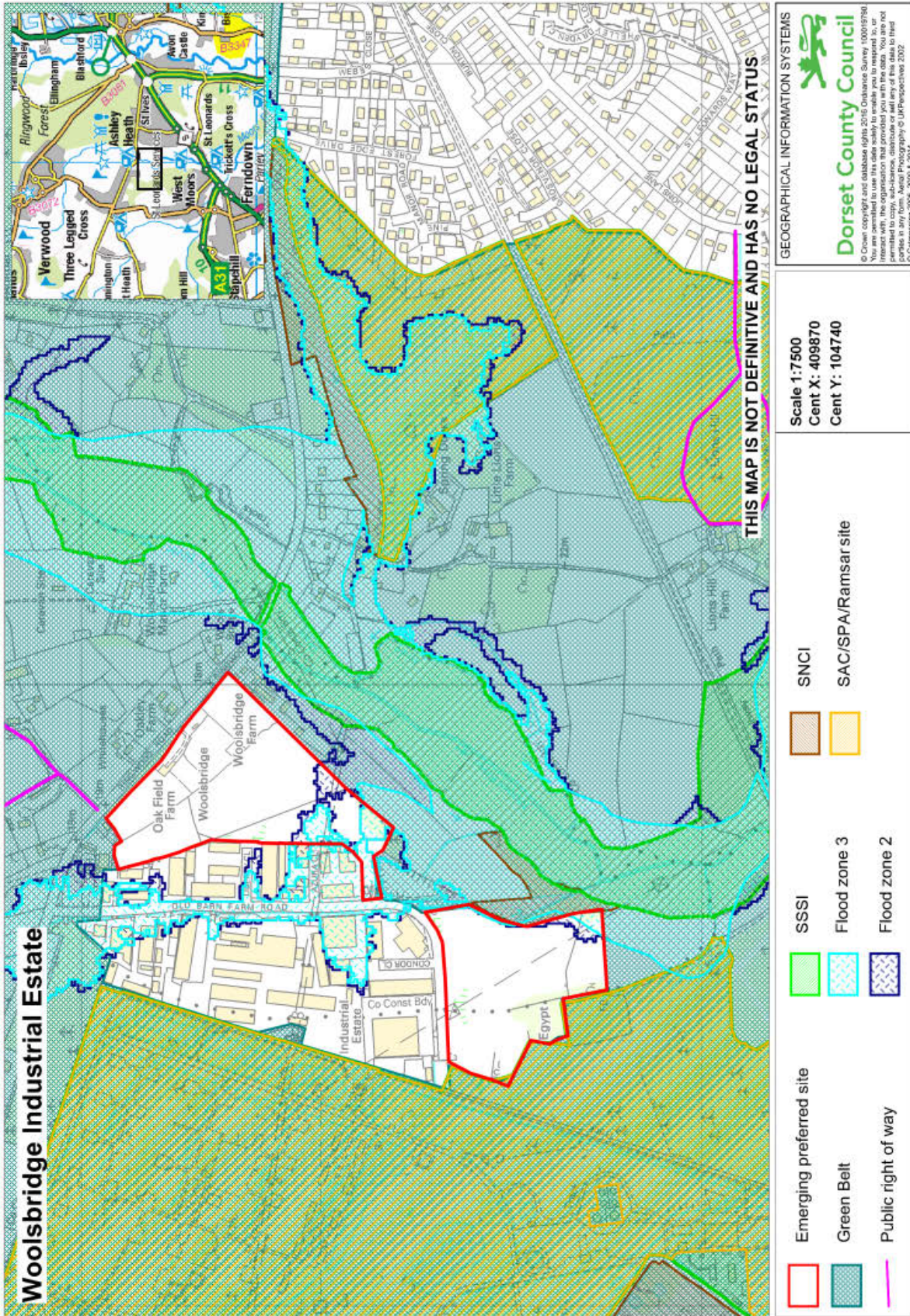
**Key Development Considerations**

- TBC

Parish Council/Ward	Verwood and West Moors, East Dorset
Site area	7.42ha and 5.54ha
Existing land use	Agricultural/brownfield land
Potential waste facilities	Bulky waste treatment - up to 1 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 of the eastern parcel of land
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

NB: This site is also considered suitable for residual waste management and could accommodate both facilities - See chapter 5







**WP03 Mannings Heath 'Area of Search' - Bulky Waste Treatment**

The Draft Waste Plan contained two separate options on adjoining land at Mannings Heath, Poole. To provide maximum flexibility these parcels of land have been combined to form an area of search for the Mannings Heath area. The northernmost section of the site has been removed to reflect a recent permission.

Mannings Heath is in a good strategic location, situated in an industrial area, allocated employment land with relatively good access.

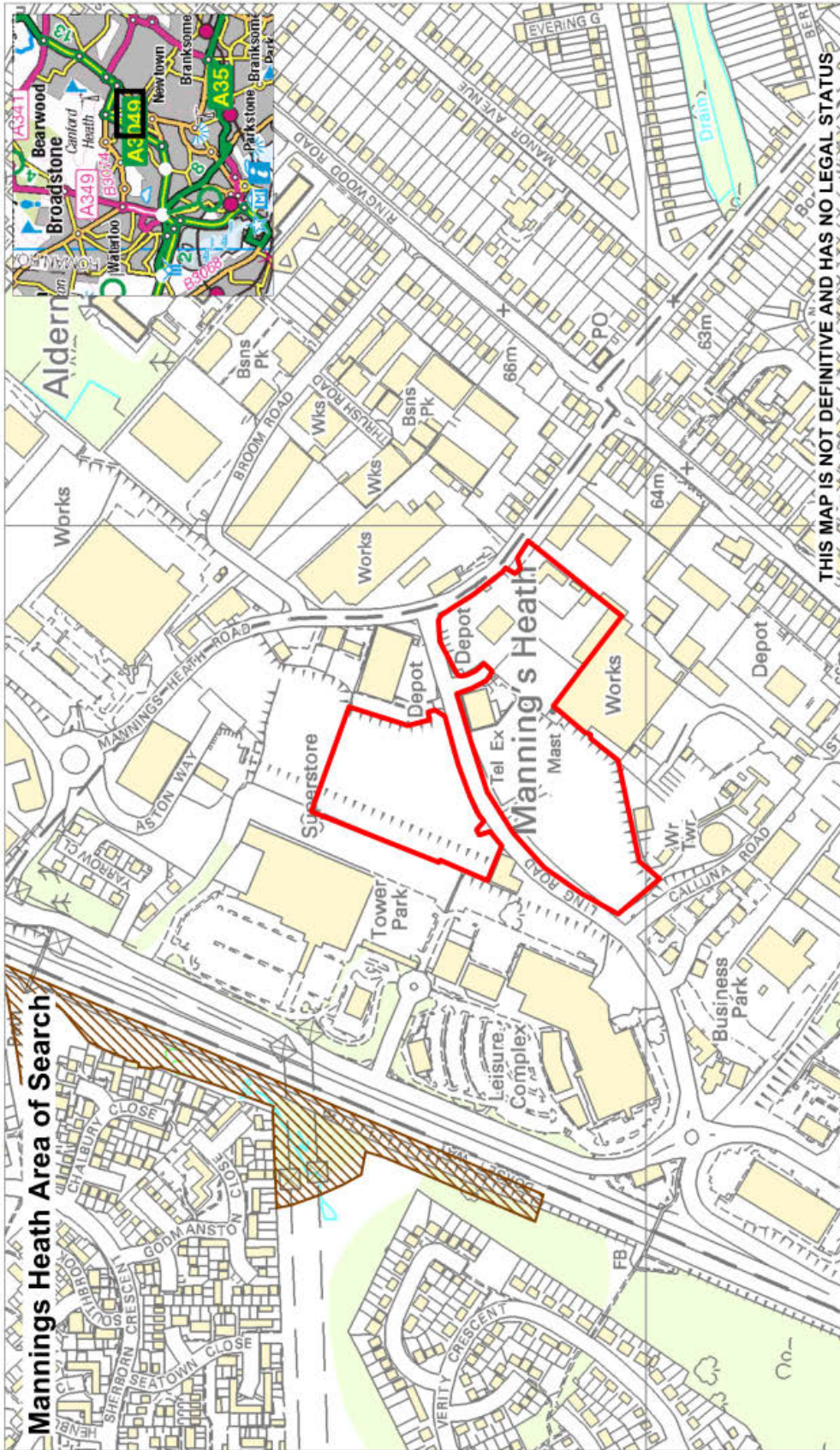
A large part of the site has permission for the development of a Materials Recycling Facility (MRF). If the MRF is developed the flexibility of this site for additional uses will be reduced, however there may still be sufficient space for a bulky waste facility. The allocation of a wider area of search will allow maximum flexibility to bring forward waste facilities during the plan period. The WPA will monitor progress with the MRF development and amend the site boundary if there becomes certainty that a MRF will be developed prior to publication of the final Waste Plan.

**Key Development Considerations**

- TBC

Parish Council/Ward	Newton Ward, borders Alderney Ward to the east, Poole
Site area	5.60 ha
Existing land use	Employment Land
Potential waste facilities being considered	Bulky waste treatment - up to 1 ha
Access	Access onto Ling Road
Sensitive Receptors	Residential properties with 250m, Tower Park entertainment complex and Tesco adjacent to site.
Deliverability/ Viability	The level of opportunity will partly depend on whether a MRF is developed on the site. This should become known during the preparation of the Waste Plan. Part of the land is owned and being promoted by SITA and therefore we have no reason to believe that the site could be deliverable in theory.

NB: This site is also considered suitable for residual waste treatment - See Chapter 5



Manning's Heath Area of Search

**Area of Search - Emerging preferred site**

**Site of Nature Conservation Interest**

Scale 1:5000  
Cent X: 403750  
Cent Y: 94170

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**Key Development Considerations**

- TBC

**WP05 Eco-Composting, Parley - Bulky Waste Management**

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.

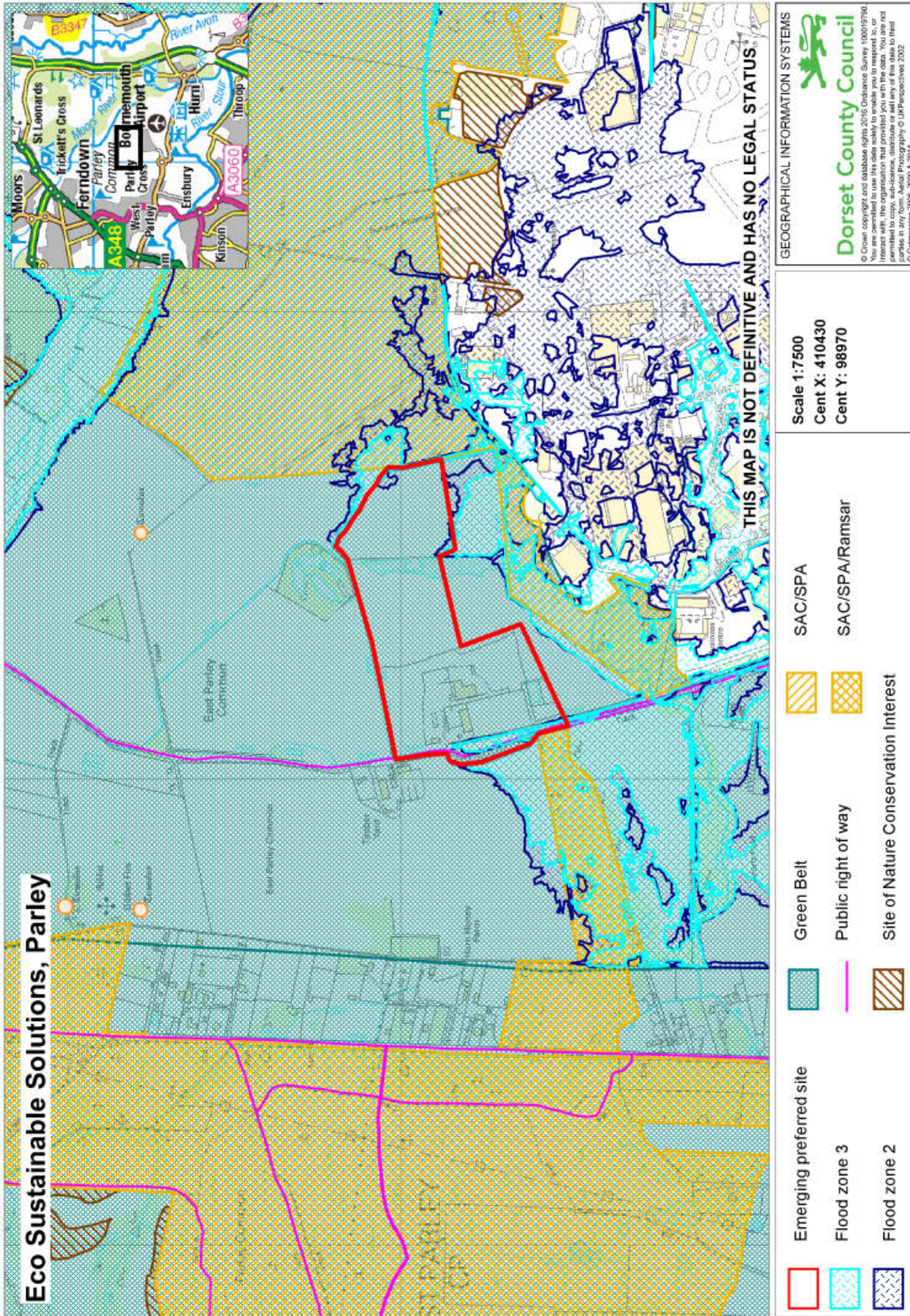
The operator considers that there is scope to increase the capacity of the site to manage significantly larger quantities of waste including recycling and/or recovery of up to 30,000 tpa of bulky waste. Additional intensification of permitted waste management activities is also proposed which could see throughput of the site double from the currently permitted 260,000 tonnes per annum to 530,000 tonnes per annum by the end of the WLP period.

The potential for this site to deliver additional waste capacity during the plan period is subject to consultation and further assessment to consider the impacts of intensification, particularly in terms of landscape, emissions and traffic impacts.

Parish Council/Ward	Hurn Parish, Christchurch
Site area	Permitted site area - 16.8ha
Existing land use	Existing waste management facility
Potential waste facilities being considered	Bulky waste recycling/recover - additional capacity Intensification of other permitted activities
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

NB: This site is also considered suitable for residual waste treatment and further intensification of existing permitted operations- See Chapter 5







## 7 Proposed Site Allocation - Blandford waste management centre & waste vehicle depot

### WP06 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 villages with potential to provide a new access off the roundabout.

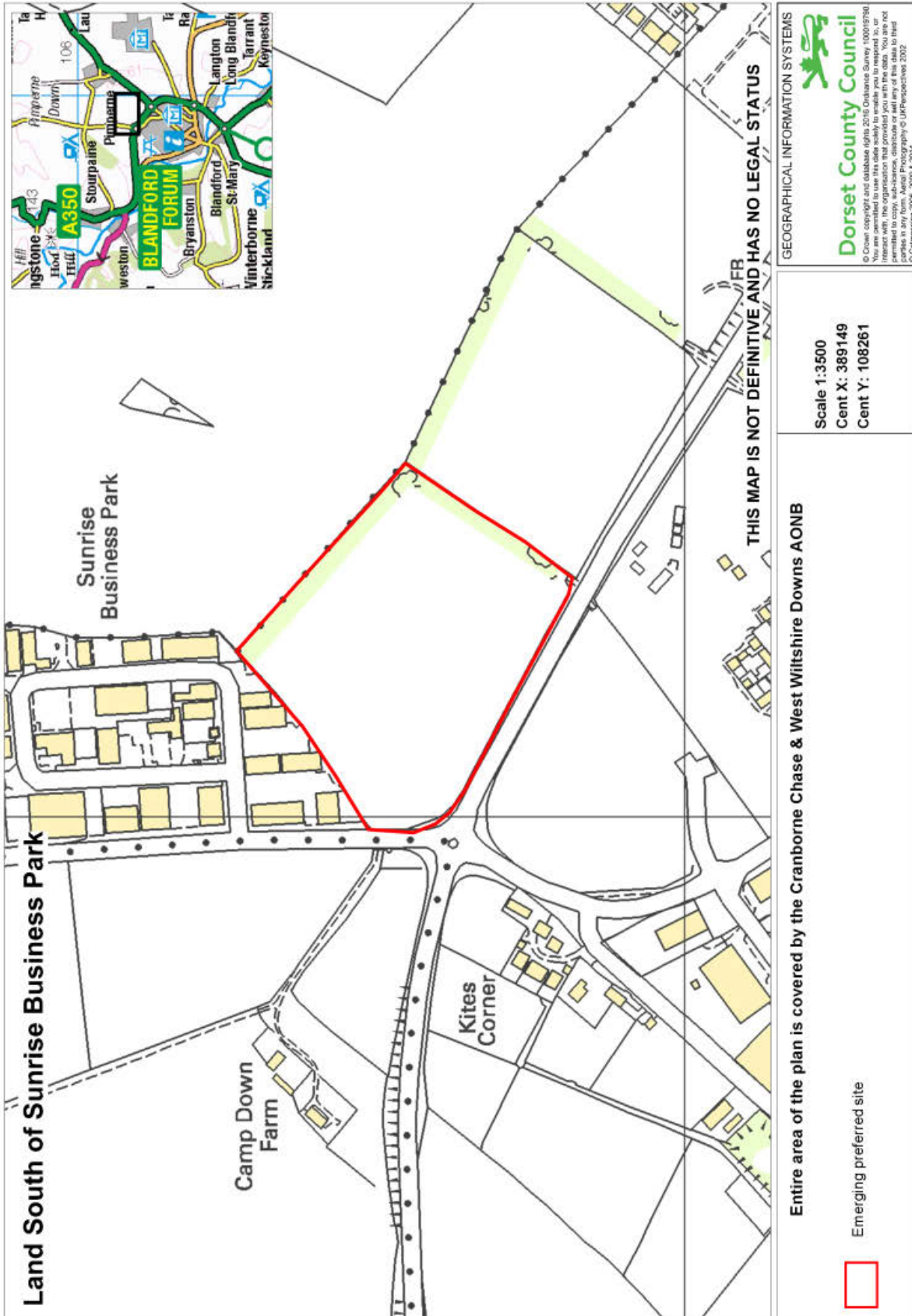
The land is greenfield and currently in agricultural use. Although it is within the Cranborne Chase & West Wiltshire Downs AONB and not allocated as employment land, the site could form an extension to Sunrise Business Park. This site would meet an identified need for which no other suitable alternative site has been found. As such it is considered to present exceptional circumstances and sufficient public interest to justify a location within the AONB. The WPA is aware that the land owner has expressed an interest in bringing the site forward for mixed development comprising employment uses as well as the waste facility, and it is understood that North Dorset District Council has identified a need in principle for employment land. The site is also being progressed through the Blandford+ Neighbourhood Plan.

### Key Development Considerations

- any proposal(s) for mixed development which comprise both a waste facility and non-waste uses, will have to demonstrate compatibility of all proposed activities
- the design, layout and landscaping of the site shall ensure any adverse impacts upon the AONB are minimised to the satisfaction of the WPA

Parish Council/Ward	Blandford Forum Town Council. Site adjoins Pimperne Parish Council. North Dorset
Site area	5.3ha
Existing land use	Agriculture
Potential waste facilities being considered	Waste management centre/depot: up to 2ha
Access	New access would be required, most likely from the roundabout
Sensitive receptors / designations	Within Cranborne Chase and West Wiltshire Downs AONB
Deliverability / Viability	The landowner is amenable to a waste use in principle





## 8 Proposed Waste Site Allocations - Dorchester transfer station, household recycling centre and waste vehicle depot

### WP10 Wider area of land at Stinsford Hill, Dorchester - Waste Management Centre

Stinsford Hill lies to the north-east of Dorchester, on the north-western side of the B3150. The site is greenfield land and the landowner is considering the land for mixed use development as an extension to Dorchester, however this has not been taken forward by West Dorset District Council. The Draft Waste Plan contained a smaller area of land than shown below. The land take has been expanded for consultation to allow flexibility to develop away from flood zones 2 and 3 and allow for sufficient landscape mitigation.

The site is being considered for a Waste Management Centre, potentially with a vehicle depot. The Waste Management Centre would comprise a household recycling centre and a transfer facility. Alternatively, the site could be suitable for an individual facility. A HRC in this location would replace the existing facility at Loudsmill serving the residents of Dorchester and surrounding villages. A transfer station would be used to bulk up recyclates and residual waste collected from Dorchester and surrounding villages. Currently individual refuse collection vehicles travel across the county to the treatment/disposal facilities in the east. This is costly and creates unnecessary vehicle movements.

There are some concerns over the development of this green field site, particularly in terms of landscape and visual impact. The wider site presented in this document for consultation should enable development to avoid flood zones 2 and 3 and build landscape mitigation into any proposal.

### Key Development Considerations

- the design, layout and landscaping of the site shall minimised impacts
- built development should aim to avoid FZ 2 and 3

Parish Council	Stinsford, West Dorset
Site area	7.51ha
Existing land use	Agriculture
Potential waste facilities being considered	Waste management centre - up to 2ha Waste vehicle depot - 0.3 - 0.5ha
Access	A new access would be required, potentially from the B3150.
Sensitive receptors / designations	Part of the site is within Flood Zone 2 and 3
Deliverability / Viability	Landowner amenable to a waste use, however the site has not been allocated for mixed-use development in the emerging West Dorset, Weymouth & Portland Local Plan





**WP11 Loudsmill, Dorchester - Household Recycling Centre**

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 comprises the sewage treatment works, as well as a metal recycling site. To the south-east of the developed area there is some undeveloped land.

This site is in an established location, on employment land and there is a landowner willing to provide sufficient land for an appropriate expansion. Advice from the local highways authority suggests that the site will benefit from the extension to Lubbecke Way and would be enhanced by upgrading of the private access road should this be built into any proposals

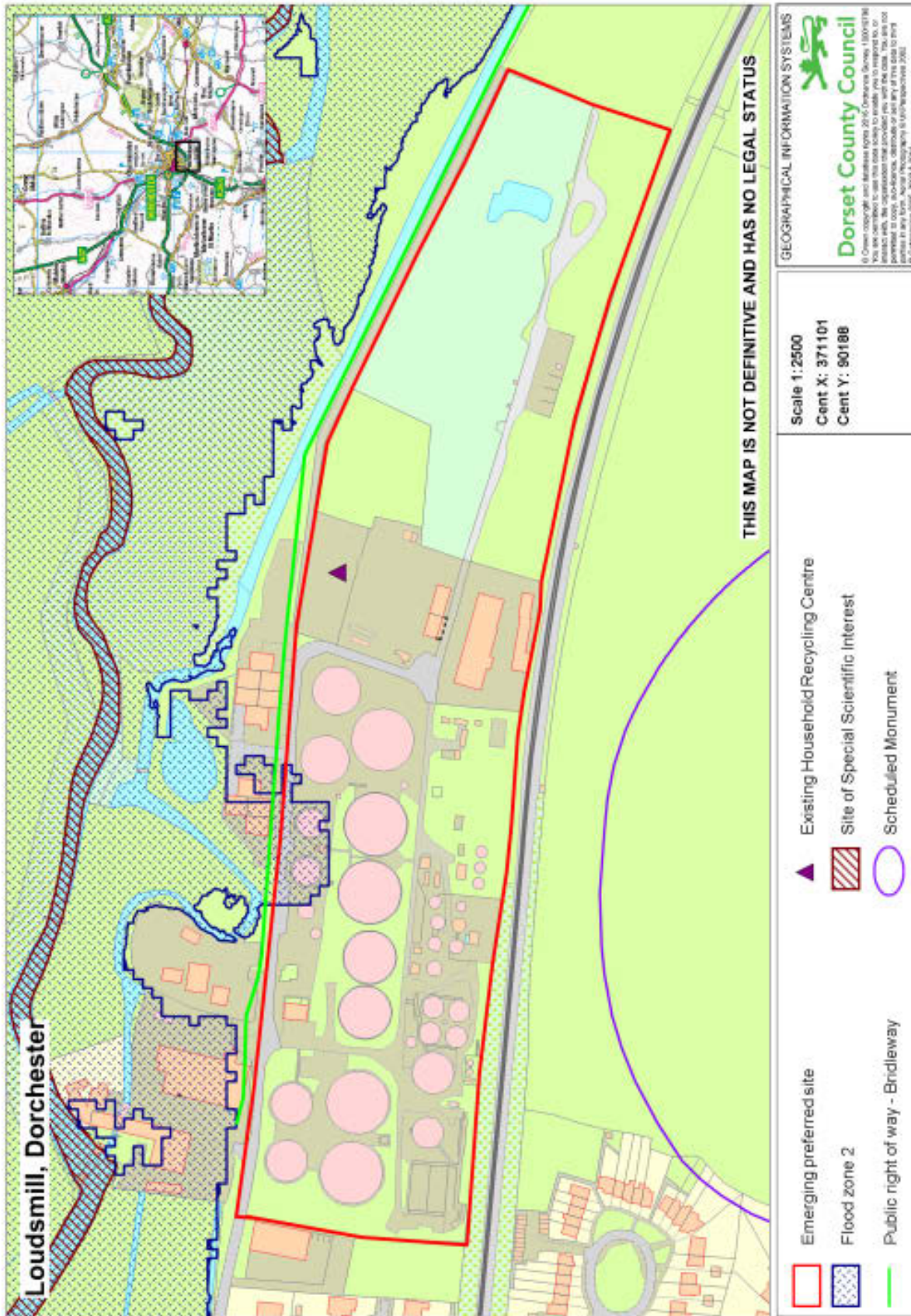
Reconfiguring of the site would facilitate the development of a modern, split level household recycling centre, including a one way traffic circulation route. An improved household recycling centre in this location would continue to serve the residents of Dorchester and surrounding villages.

**Key Development Considerations**

- TBC

Parish/Town Council	Dorchester (Adjacent to Stinsford)
Site area	3.44ha
Existing land use	Sewage treatment works, household recycling centre, metal recycling centre
Potential waste facilities being considered	Household recycling centre - 0.5-1ha
Access	Access via St George's Road. Partially single track, unadopted road.
Sensitive receptors / designations	St George's Road is a residential street, along which HGVs serving the facility and private vehicles accessing the site travel.
Deliverability / Viability	The landowner has confirmed that land could be made available for an extension of the facility. Private access would require investment.





**Key Development Considerations**

- the design, layout and landscaping of the site shall ensure any adverse impacts upon the AONB are minimised

**WP12 Old Radio Station, Dorchester Transfer Station & Waste Vehicle Depot**

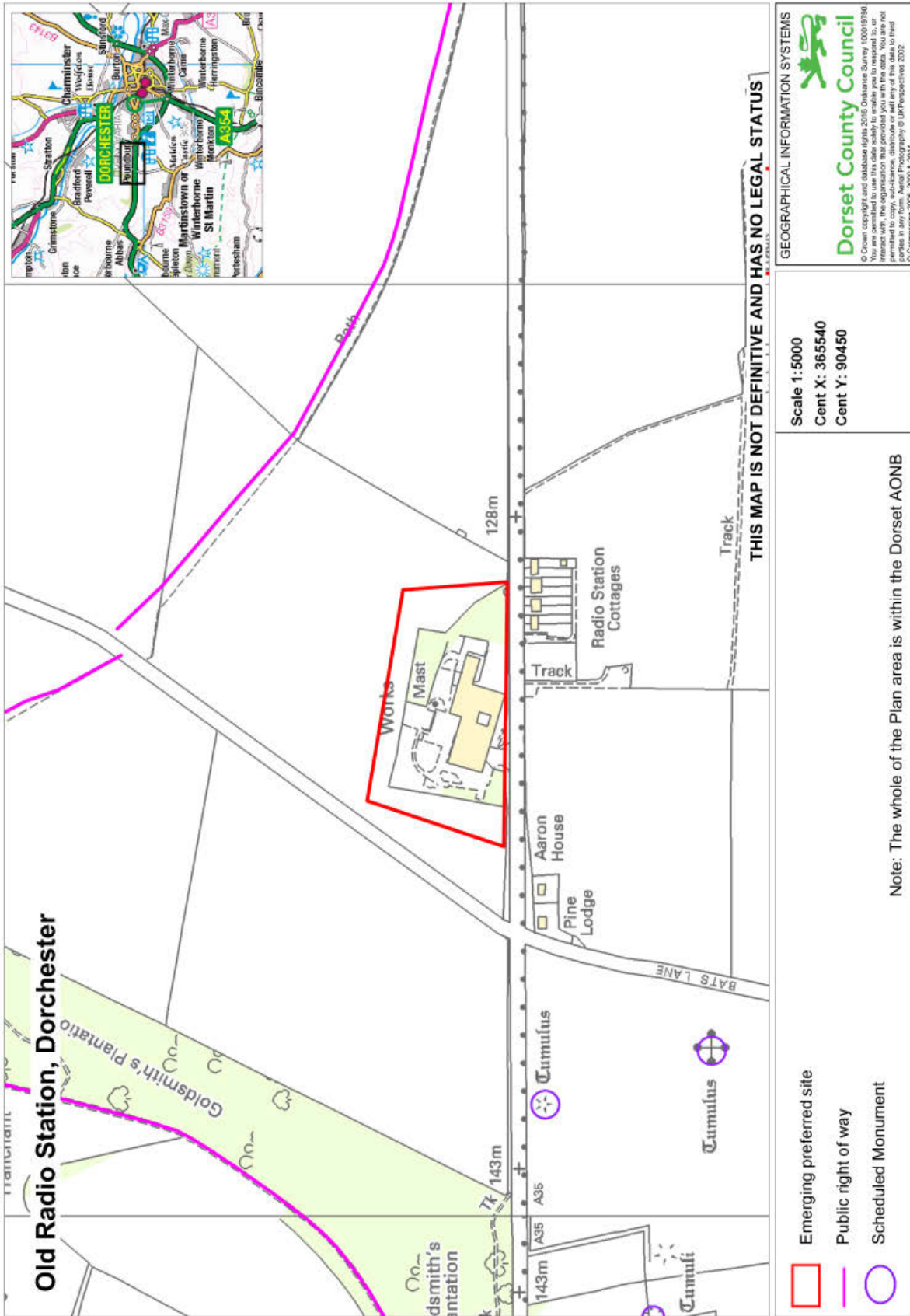
There is a need for a transfer station in the Dorchester area for the bulking up of recyclates and residual waste collected from Dorchester and surrounding villages. Currently individual refuse collection vehicles travel across the county to the treatment/disposal facilities in the east. This is costly and creates unnecessary vehicle movements.

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 transfer station. 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 therefore considered to have less impacts than other options elsewhere in the AONB.

The site is considered suitable for a waste transfer station, potentially with a vehicle depot (although the depot could be located elsewhere) to serve Dorchester and surrounding villages. This site has been discounted for HRC as there are more appropriate locations for a facility that would generate large numbers of private vehicles, crossing the A35.

Parish Council	Bradford Peverell (Adjacent to Winterborne St. Martin) West Dorset
Site area	3ha
Existing land use	Dorset County Council bus depot and Dorset County Council groundworks team
Potential waste facilities being considered	Vehicle depot - up to 0.5ha Waste transfer facility - 1ha
Access	Access as existing, from A35
Sensitive receptors / designations	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
Deliverability/ Viability	It is understood that the landowner is willing to consider a waste use on this site





**WP13 Charminster Depot Waste Vehicle Depot**

This site is considered to be the best option to deliver a waste vehicle depot to serve the Dorchester area, unless the time scales are such that a depot could be co-located with a transfer station and/or HRC. Waste vehicle depots are an essential part of the network of waste management facilities and are a place to store vehicles used to collect waste and staff cars. There may also be the need for office accommodation, wash down facilities, fuelling facilities or a workshop. There would be no requirement to store waste at a waste vehicle depot.

Charminster depot is located to the north-west of Charminster, north of Dorchester and consists of two areas of employment land known as Charminster Farm and Charminster Depot the former located to the south of Wanchard Lane and the latter located to the north. The most likely option for accommodating a waste vehicle depot would be an extension of the Charminster Farm site to the west. There could be the potential for use of the existing washing and fuelling facilities on the Charminster Depot site and to share existing office accommodation on this site, meaning that the land to the west of Charminster Farm Industrial Estate would essentially comprise a parking area.

**Key Development Considerations**

- TBC

Parish Council/Ward	Charminster, West Dorset
Site area	0.4ha
Existing land use	Agriculture
Potential waste facilities being considered and land take required	Waste vehicle depot - 0.3 - 0.5ha
Access	Via Charminster Farm Industrial Estate
Environmental designations	None
Deliverability/ Viability	The site is not allocated as employment land and is outside the development boundary but adjoins employment land. The potential to share existing depot facilities provides advantages





## 9 Proposed Waste Site Allocation - Wareham transfer station and waste vehicle depot

### WP15 Land at Blackhill Road, Holton Heath

There is a need for a transfer facility in Purbeck for bulking up recyclates and residual waste. Currently individual refuse collection vehicles travel to the treatment/disposal facilities in the east of Dorset. This is costly and creates unnecessary vehicle movements. There is also a need to re-locate the existing waste vehicle depot.

Land at Blackhill Road is located within Holton Heath Industrial Estate. It is allocated employment land and referred to as a sub-regional employment site for Purbeck. Permission was granted in March 2013 for 16 industrial units in two blocks on the site but this has not been developed.

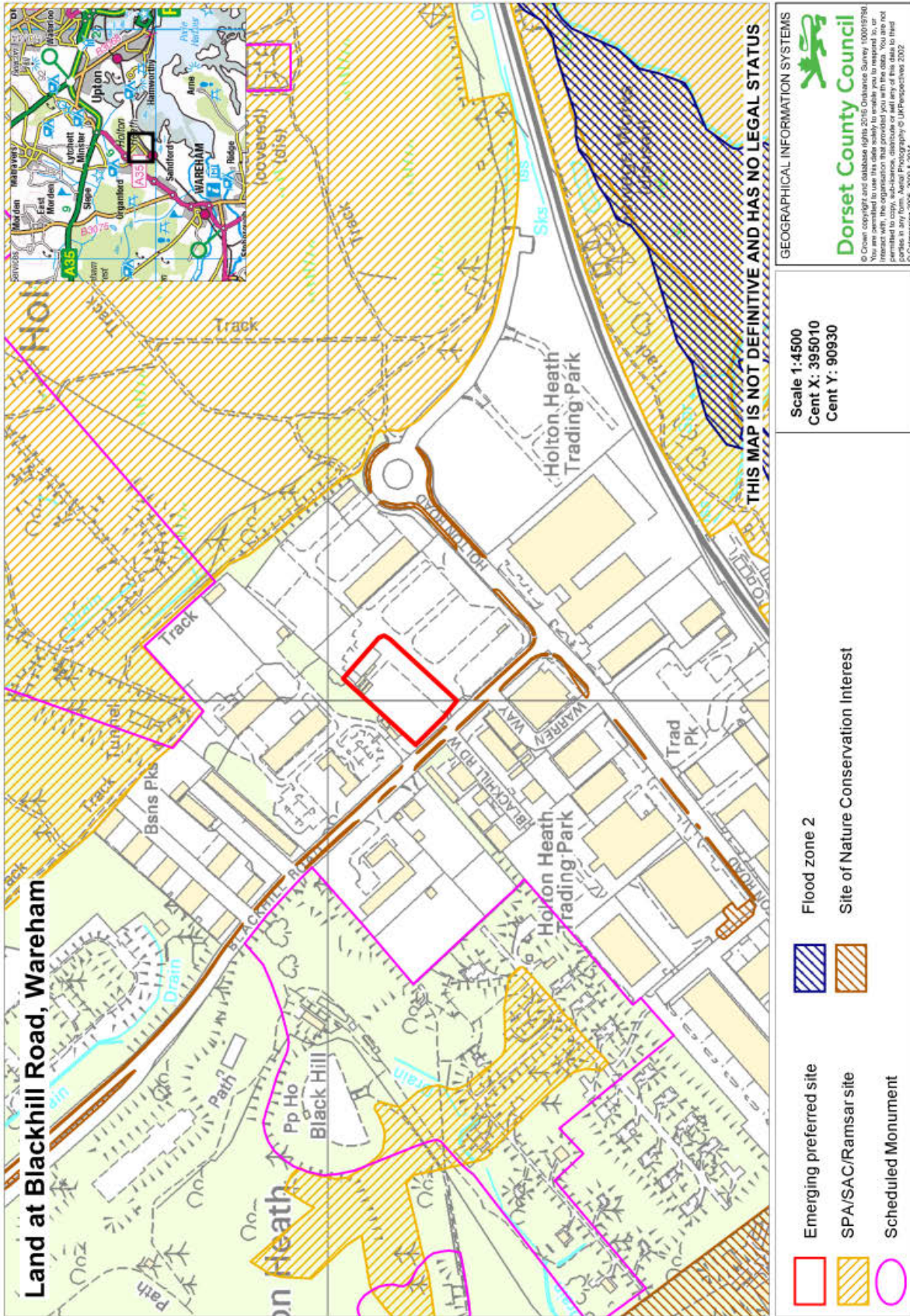
The site is considered the best option for the relocation of the Wareham waste vehicle depot and development of a new transfer station to serve the Purbeck area. Its location on allocated employment land is consistent with national policy and the site is well located to serve Purbeck, with good access to public transport and limited environmental issues in comparison to other options considered.

### Key Development Considerations

- TBC

Parish Council	Wareham St. Martin, Purbeck
Site area	0.5ha
Existing land use	Employment land currently used for skip storage
Potential waste facilities being considered and land take required	Waste transfer facility and vehicle depot
Access	From A351 to Holton Heath Industrial Estate, along Blackhill Road
Sensitive receptors / designations	The road verge adjoining the site is designated as a Site of Nature Conservation Interest
Deliverability/ Viability	The landowner is amenable to a waste use in principle







## 10 Proposed Site Allocation - Wimborne household recycling centre

### WP01 Ferndown 'Area of Search' - Household Recycling Centre & Depot

The existing Wimborne HRC is small, has poor access and needs bringing up to modern standards. There is insufficient space available to improve the existing site and a new site is required to serve much of East Dorset including Wimborne, Ferndown, Corfe Mullen and Colehill. The Draft Waste Plan included land at Blunts Farm. A wider 'area of search' covering Blunts Farm, land adjacent to Blunts Farm and the wider Ferndown and Uddens Industrial Estate is now subject to consultation.

The WPA is aware that Blunts Farm is a key employment site for East Dorset and the promotion of a number of waste facilities would take up a significant proportion of the available land. An objection has been received from the landowner. As a result Green Belt land to the SW of Blunts Farm and the wider industrial estate are being considered through this consultation. The Ferndown and Uddens Industrial Estate was previously discounted as there were no sites available of sufficient size, the WPA has been made aware that as Blunts Farm is developed business currently located at Ferndown and Uddens Industrial Estates may choose to re-locate to Blunts Farm, opening up opportunities for the development of a HRC and depot.

Blunts Farm or land within the wider area of search, subject to consultation, is considered the best option for a household recycling centre to serve the needs of Ferndown, Wimborne and surrounding villages. This area is very well located and, with the exception of the Green Belt land, is allocated employment land.

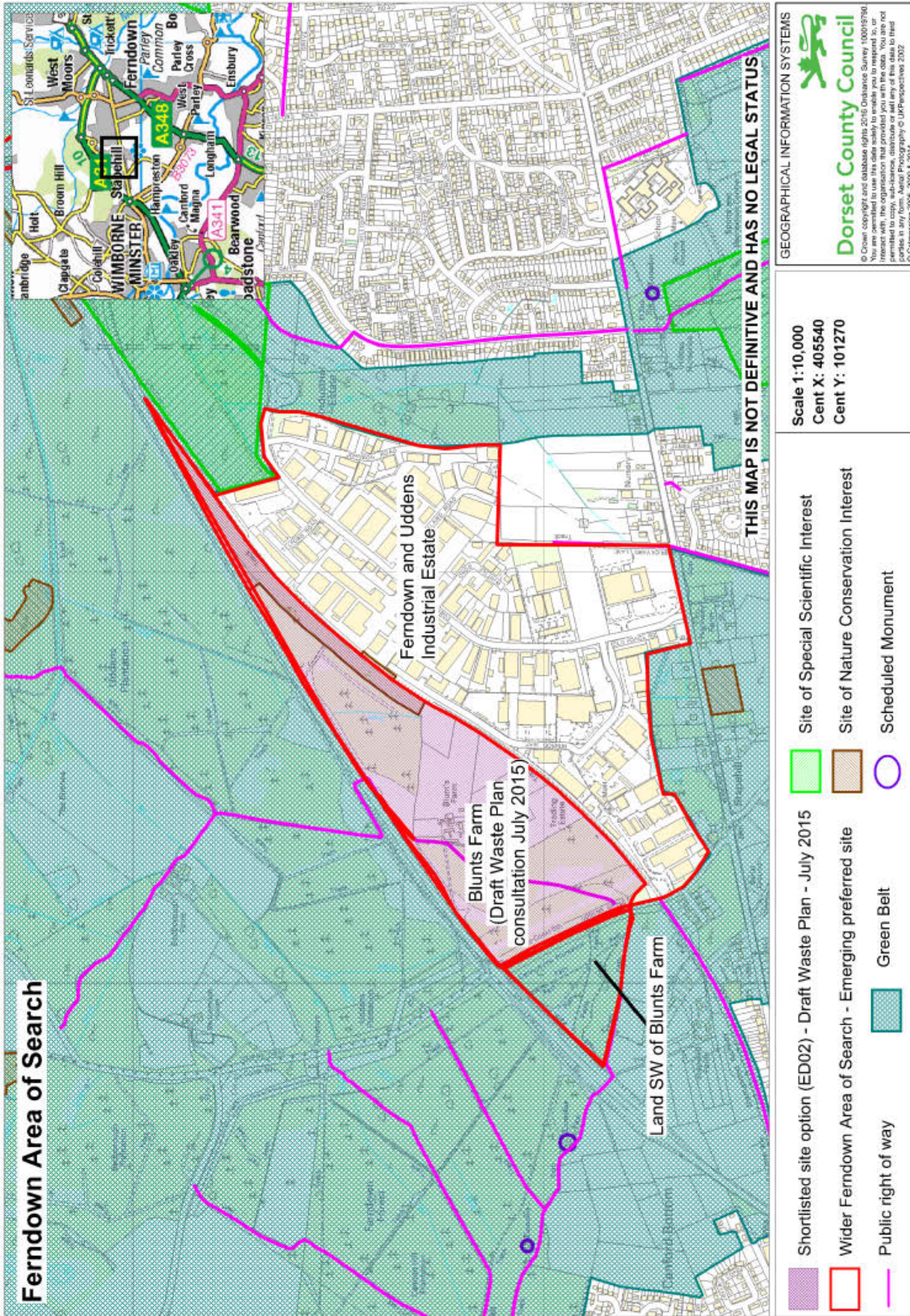
#### Key Development Considerations

- TBC

Parish Council/Ward	Ferndown Town Council, East Dorset
Site area	Land SW of Blunts Farm: 5.7ha Blunts Farm: 31ha Ferndown and Uddens Industrial Estate: 61.56ha
Existing land uses	Heath, forestry and paddocks Existing industrial estate
Potential land take requirement	Household Recycling Centre - 0.5 – 1ha Waste Vehicle Depot - 0.3 - 0.5ha
Access	Options include access through the industrial estate or via Uddens Drive
Sensitive Receptors/designations	There are residential properties within 250m, Blunts Farm is located within the site. Land SW of Blunts Farm is situated within the SE Dorset Green Belt
Deliverability/ Viability	The Forestry Commission own Blunts Farm and are opposed to waste development on this land, they have suggested land to the SW as an alternative.

NB: This site is also considered suitable for a Bulky and Residual waste treatment facility - See Chapters 5 and 6 - It should be noted that if only a limited amount of land is available, the priority in this area would be for the development of a HRC.







## 11 Proposed Waste Site Allocation - Household recycling centre to serve Shaftesbury & Gillingham

### WP07 Brickfields Business Park, Gillingham

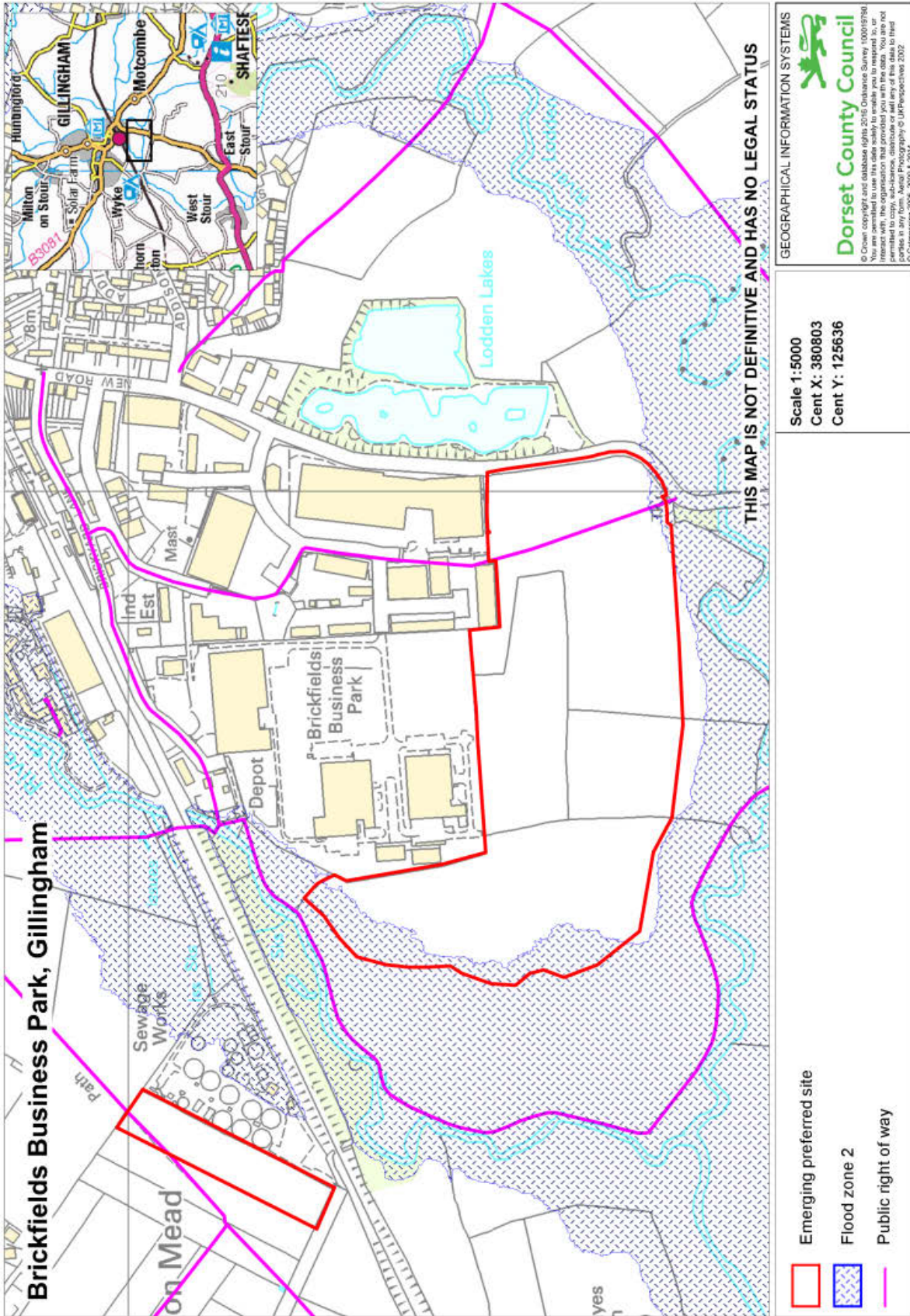
The existing Shaftesbury HRC is small and needs bringing up to modern standards. There is insufficient space available to improve the existing site and a new site is required to serve the growing towns of Shaftesbury, Gillingham and surrounding villages. Brickfields Business Park is considered to be the best option to address the need for a new HRC. The land is allocated as a Key Strategic Employment Site to form an extension to the existing Brickfields Business Park. The land also forms part of the proposed Gillingham Southern Extension. There is sufficient space available to facilitate a new split level facility including a one way traffic circulation route, and a waste vehicle depot, if required.

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. There is support from NDDC to this proposal, on allocated employment land, which could be developed within the context of the southern extension to Gillingham and associated access improvements. Further discussions will be needed to consider if it is possible to reduce this land area to a more defined site allocation in the final Waste Plan, however the WPA would not wish to reduce flexibility.

### Key Development Considerations

- TBC

Parish Council/Ward	Gillingham Town Council, North Dorset
Site area	11ha
Existing land use	Agriculture. There is planning permission for an office complex on the northern part of the site.
Potential waste facilities being considered	Household recycling centre (HRC): 1ha Waste Vehicle Depot: up to 0.5ha
Access	The Gillingham Southern Extension includes a new link road from the B3081 to the eastern boundary of the site. Access would be via this route.
Sensitive receptors	The site lies within a hazardous installations consultation zone. The western and southern boundaries of the site border Flood Zone 2. A public footpath runs through the site.
Deliverability / Viability	It is understood that the landowner has no objection in principle to the proposed use.



## 12 Sewage Treatment Works Extensions - Proposed Site Allocations

### WP08 Gillingham Sewage Treatment Works

This site comprises land to the north west of Gillingham's existing sewage treatment works and would form an extension to the existing facility. There is a requirement for additional capacity, which would include hydraulic units, biological units, a chemical dosing plant and additional sludge holding/storage tank(s). The need for expansion has been driven by the expansion of the town.

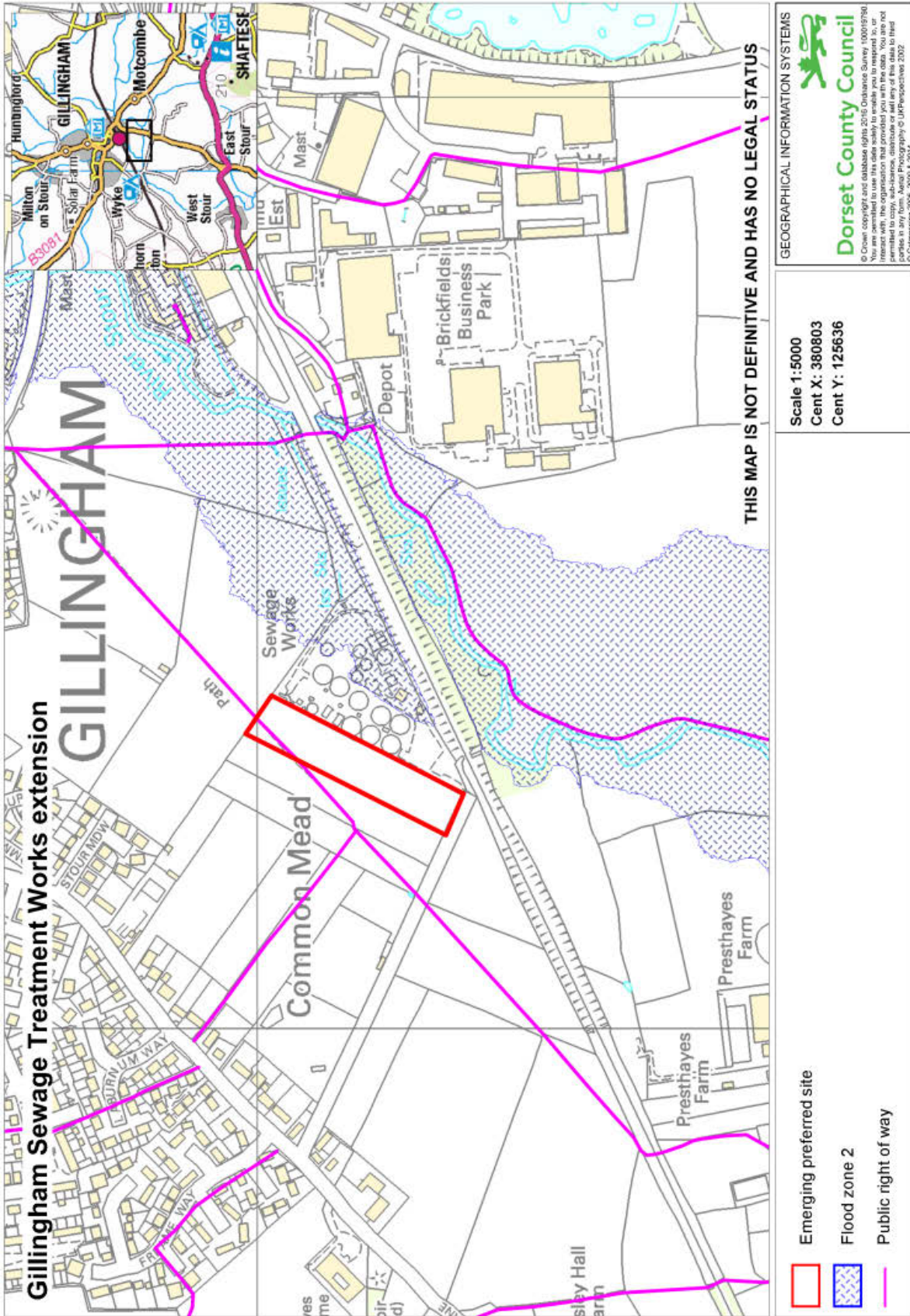
An area of up to 50% of that outlined in red would be required at this stage (including hedge/tree screening, and site roads etc).

#### Key Development Considerations

- TBC

Parish Council/Ward	Gillingham Town Council, North Dorset
Site area	1.15ha
Existing land use	Agriculture (Grade 3)
Potential waste facilities being considered	Sewage treatment works (expansion)
Access / Traffic	Access as existing via Common Mead Lane Traffic largely as existing, with one additional tanker every two to three weeks
Sensitive receptors / designations	A public footpath crosses the northern part of the site
Deliverability / Viability	The site is being promoted by Wessex Water








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 Cent X: 380803  
 Cent Y: 125636

-  Emerging preferred site
-  Flood zone 2
-  Public right of way

**Key Development Considerations**

- TBC

**WP09 Maiden Newton Sewage Treatment Works**

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 existing facility resulting in the need for expansion. Two options for expansion were originally put forward by Wessex Water for consideration in the Draft Waste Plan. Land to the north is preferred for an extension to the existing sewage treatment works. The proposed extension has been extended westwards, abutting the northwest edge of the existing facility. This proposed change 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).

Site location	Maiden Newton, West Dorset
Parish Council/Ward	Maiden Newton Parish
Site area	0.377 ha
Existing land use	Agricultural Land (Grade 3)
Potential waste facilities being considered	Sewage treatment works (expansion)
Access	As existing via Combe Side and onto Dorchester Rd.
Environmental designations	The site is within the Dorset AONB
Deliverability/ Viability	It is understood that Wessex Water have begun discussions with the landowner







### 13 Proposed Site Allocation - Green Waste Composting

#### WP14 Bourne Park, Piddlehinton

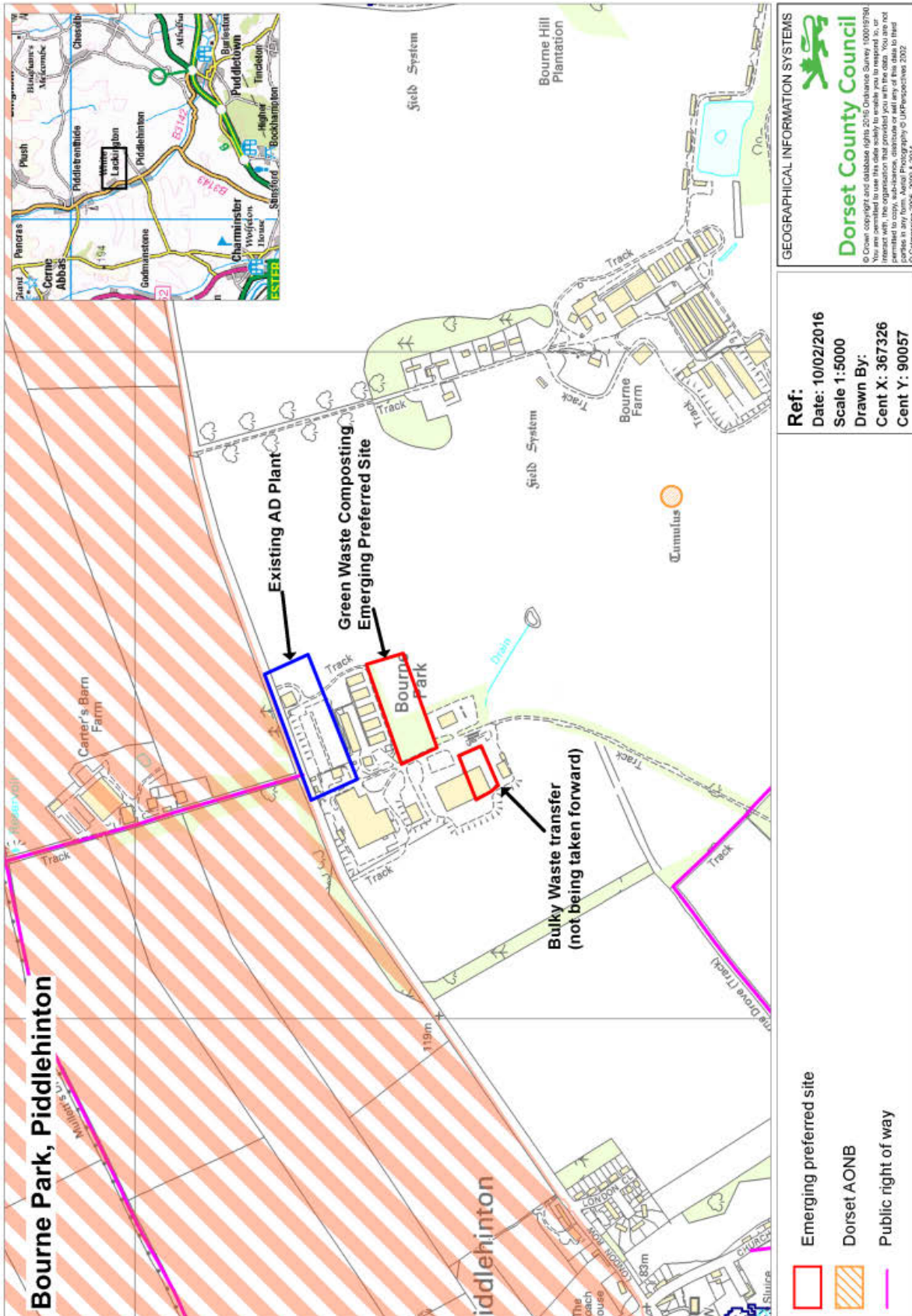
An exiting Anaerobic Digestion (AD) plant is located at the northern end of Bourne Park, which manages food waste collected from households throughout Dorset as well as commercially and agricultural slurry. The operator considers that the wider site has scope for further waste management uses. The initial proposal put forward was for bulky waste transfer and green waste composting. The Draft Waste Plan does not identify the need for bulky waste transfer in this area and therefore this has not been taken forward. However, this site addressed the identified need for capacity for the management of green waste in west Dorset and this is subject to consultation.

Open windrow composting of green waste collected from the West Dorset area is proposed at this site. 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.

#### Key Development Considerations

- Traffic routing agreement

Parish Council/Ward	Piddlehinton Parish Council, West Dorset
Site area	Green Waste Composting - 0.90 ha
Existing land use	Agricultural Land
Potential waste facilities being considered	Green Waste Composting
Access	As existing AD facility, access from the B3143 to the south via Piddlehinton Enterprise Park
Sensitive receptors	The Dorset AONB boundary runs to the north of the site
Deliverability / Viability	The site is being promoted by Eco Sustainable Solutions and it is understood that the landowner is supportive of the proposals



## 14 Proposed Waste Site Allocation - Inert filling Swanworth Quarry

### WP16 - Swanworth Quarry

This is an existing stone quarry with a mobile aggregates recycling plant and permission for inert waste filling to aid restoration.

The current void space in those parts of the quarry where limestone extraction has been completed is understood to be almost exhausted. Some further void space will be created as stone is extracted although this is not yet available for infilling. The site is being considered for additional infill capacity. Additional filling will result in the final restoration levels in parts of the site being raised. Initial indications are that the contours on the eastern side of the quarry will be 2 to 3m higher than on the approved restoration plan for the site

The additional infill is not proposed to affect the end date for restoration of the site which would remain as June 2025.

#### Key Development Considerations

- TBC

Parish Council/Ward	Corfe Castle CP
Site area	Exiting Permitted Quarry - 37.5ha
Existing land use	Stone quarry
Potential waste facilities being considered	Additional 400,000 tonnes of inert material
Access	As existing Swanworth Quarry
Sensitive receptors	SSSI/SAC adjacent to the existing quarry
Deliverability / Viability	The site is being promoted by the current operator



