

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.

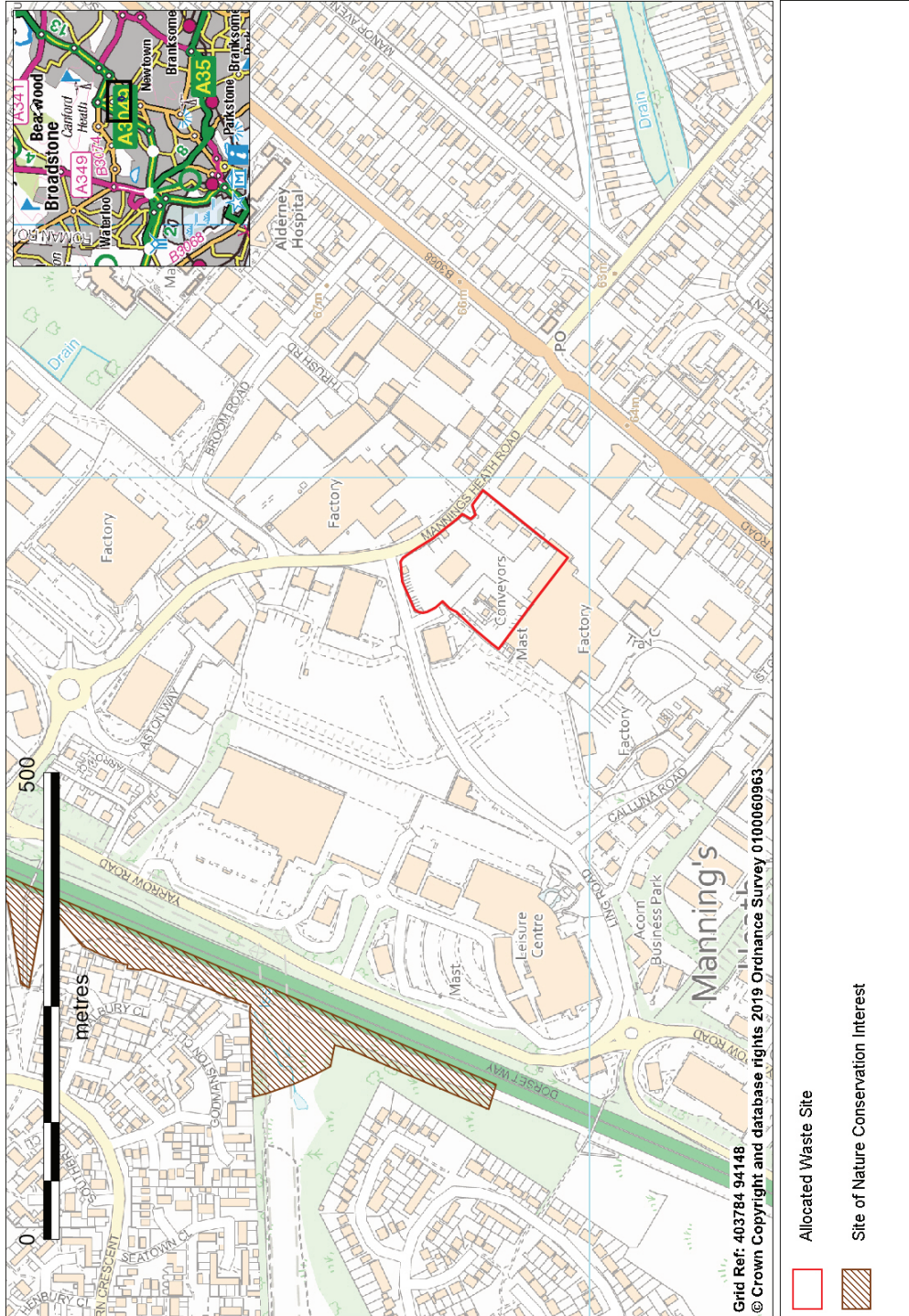
There are considered to be opportunities to re-develop and intensify waste management uses on this site, including the development of facilities for the management of non-hazardous waste, to enable it to be pushed up the waste hierarchy. The proposed uses are likely to replace permitted, activities.

Parish Council/Ward	Newtown Ward, borders Alderney Ward to the east
Site area	1.60ha
Existing use	Allocated employment land Existing waste management facility incorporating materials recovery facility and waste transfer.
Allocated uses	Opportunities for intensification and redevelopment of the site comprising the management of non hazardous waste. Waste management facilities, including incineration, that would lead to adverse effects upon the integrity of European Sites will not be acceptable.
Potential additional capacity	Site has been assessed for its potential to manage up to 100,000tpa of residual waste Exact capacity will be assessed in connection with individual proposals.
Access	Access onto Ling Road
Sensitive Receptors	Residential properties within 250m Tower Park entertainment complex and Tesco adjacent to site.

Inset 9 - Development Considerations

1. The applicant must provide sufficient information to enable the Waste Planning Authority to carry out screening and, if necessary, appropriate assessment at the planning application stage in accordance with the Conservation of Habitats and Species Regulations 2017. Where relevant, this should include studies that demonstrate that any emissions from development will not impact on the features (species and habitats including lichens and bryophytes) of the nearby European Sites.
2. 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.
3. 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.
4. Preparation of a comprehensive landscape design and management plan.

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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
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)
Allocated uses	Opportunities for intensification and redevelopment of the site including the management of non-hazardous waste Waste management facilities, including incineration, that would lead to adverse effects upon the integrity of European Sites will not be acceptable.
Potential additional capacity	Site has been assessed for its potential to manage up to 100,000 tpa of residual waste Exact capacity will be assessed in connection with individual proposals.
Access	As existing, from Puddletown Road
Sensitive Receptors/designations	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.

Inset 10 - Development Considerations

1. The applicant must provide sufficient information to enable the Waste Planning Authority to carry out screening and if necessary appropriate assessment at the planning application stage in accordance with the Conservation of Habitats and Species Regulations 2017. This should include as a minimum, Phase 2 surveys for Annex 1 birds to inform as assessment of the effects of development on the populations on site and in surrounding areas. Where relevant, this should also include studies that demonstrate that any emissions from development will not impact on the features (species and habitats including lichens and bryophytes) of the nearby European Sites.
2. Consideration must be given to adequate mitigation including the conservation management of adjacent areas or provision of additional habitats adjacent to the proposed development to mitigate impacts on species characteristic of the European sites.
3. 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.

4. Consideration of appropriate HGV routes should be built into any proposals.
5. 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.
6. 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.
7. Consideration will need to be given to an appropriate buffer from the River Piddle.

Inset 10 - Binnegar Environmental Park, East Stoke

