

Inset 7 - Eco Sustainable Solutions, Parley

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

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

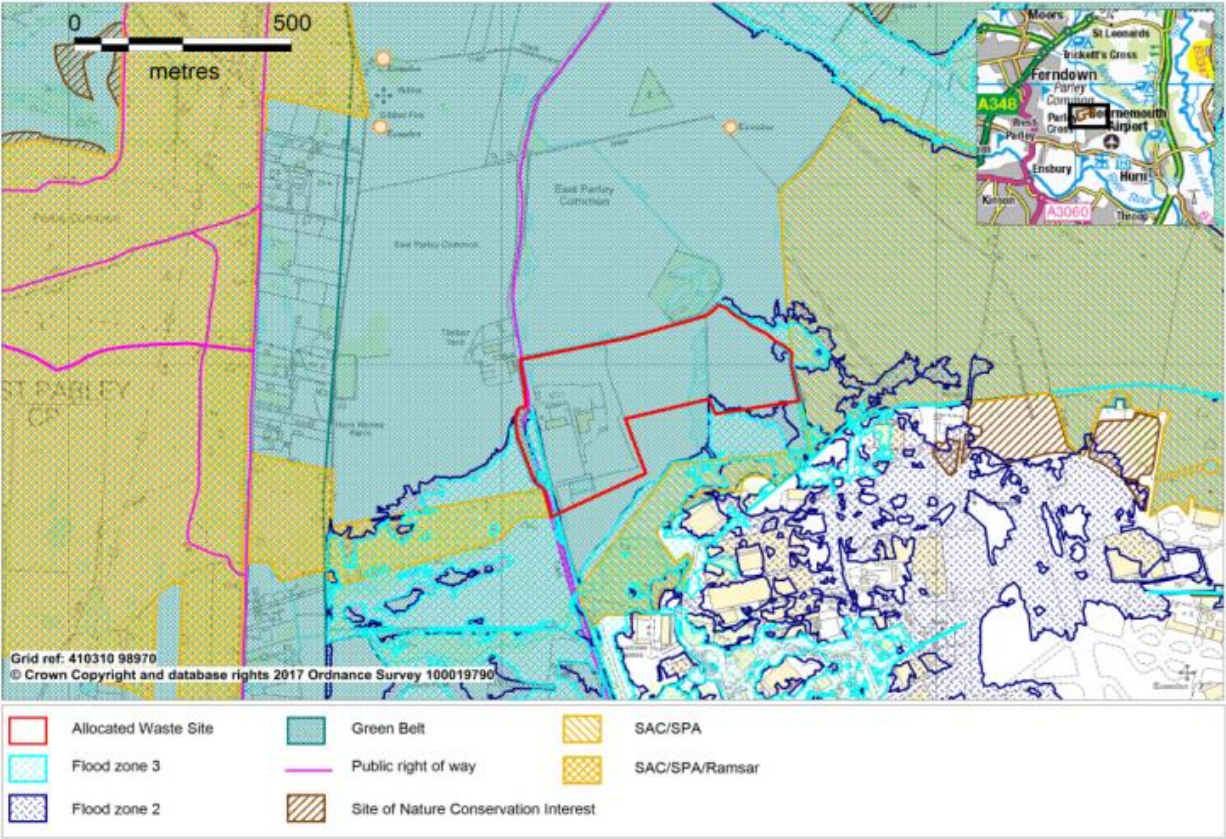
Parish Council/Ward	Hurn Parish, Christchurch
Site area	16.06ha
Existing land use	Existing waste management facility incorporating, inert recycling, open-windrow composting, wood recycling and biomass and road sweepings recycling and recovery. Anaerobic Digestion and Solid Recovered Fuel Facility (permitted not developed)
<u>Proposed uses</u> <u>Allocated uses</u>	Opportunities for intensification <u>and redevelopment</u> of the site including the management of non-hazardous waste. <u>Waste management facilities, including incineration, that would lead to adverse effects upon the integrity of European Sites will not be acceptable.</u> (MM AS7.9)
Potential additional capacity	Site has been assessed for its potential to manage circa 160,000tpa of residual waste <u>Exact capacity will be assessed in connection with individual proposals.</u> (MM AS7.10)
Sensitive Receptors/designations	Site lies within the SE Dorset Green Belt One residential property lies within 250m

Development Considerations

1. The applicant must provide sufficient information to enable the Waste Planning Authority to carry out screening and, if necessary, appropriate assessment at the planning application stage in accordance with the Conservation of Habitats & Species Regulations 2017. 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. **(MM AS7.1)**
2. Long-term restoration of surrounding heathland given the site's proximity to ecological designations.
3. ~~Given the sites location, next to Aviation Park West, Bournemouth Airport and other large developments, opportunities for combined heat and power should be explored and provided if practicable.~~ **(MM AS7.2)**
4. The issues of appropriate ~~stack~~ height, building orientation, colour and lighting must be addressed with regards to aerodrome safeguarding (including radar reflections and shadows) and minimising landscape impacts. **(MM AS7.3)**
5. Any increased traffic would rely upon the improved Chapel Lane access and internal site infrastructure included within the 2015 Planning permission. Mitigation to address congestion in the area likely to be in the form of a contribution towards B3073 corridor improvements.
6. There should be no net loss of capacity for waste streams that would affect the Waste Plan's spatial strategy. Latest figures should be drawn from published monitoring reports, other relevant information and discussions with the Waste Planning Authority.
7. Suitable controls to minimise odour from the site to acceptable levels will be required.
8. Development of a comprehensive landscape and ecological scheme for the site, with particular attention to mitigation enhancement opportunities for the eastern fields, that are very susceptible to development, and detailed design considerations to minimise visual impacts from any associated stack.
9. ~~Development should demonstrate that there would be no further harm to the openness and purpose of the Green Belt~~ Given the sites location within the South-East Dorset Green Belt, applications will be considered against national policy and Waste Plan Policy 21. High standards of design and landscaping will be expected for development within the Green Belt. **(MM AS7.4)**
10. ~~Application of the sequential test required as small parts of the site are situated within flood zones 2 and 3~~ Preparation of a Flood Risk Assessment to assess fluvial flood risk, other sources of flood risk and management of surface water. No built development should take place within flood zones 2 and 3. Proposals should also demonstrate that there will be no adverse effects on flood risk mitigation measures required to develop the adjacent employment site. **(MM AS7.5)**

11. Development must include measures to protect land and groundwater from contamination and oil storage. (MM AS7.6)
12. Given the proximity of the site to the airport, developments should demonstrate, through the preparation of a Bird Management Plan, that there are no unacceptable bird strike hazards arising from proposals. (MM AS7.7)
13. Consideration should be given to the creation of a buffer zone in the south-east section of the site and a carefully designed surface water drainage system to help ensure no hydrological effects on the European Sites. (MM AS7.8)

Inset 7 - Eco Sustainable Solutions, Parley



Inset 8 - Land at Canford Magna, Poole

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

This is an established facility, with dedicated access and with a relatively small number of sensitive receptors in the vicinity. The site is in the South East Dorset Green Belt but is classified as previously developed land identified in Poole's Development Plan as a Major Developed Site in the Green Belt (MM AS8.1)

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

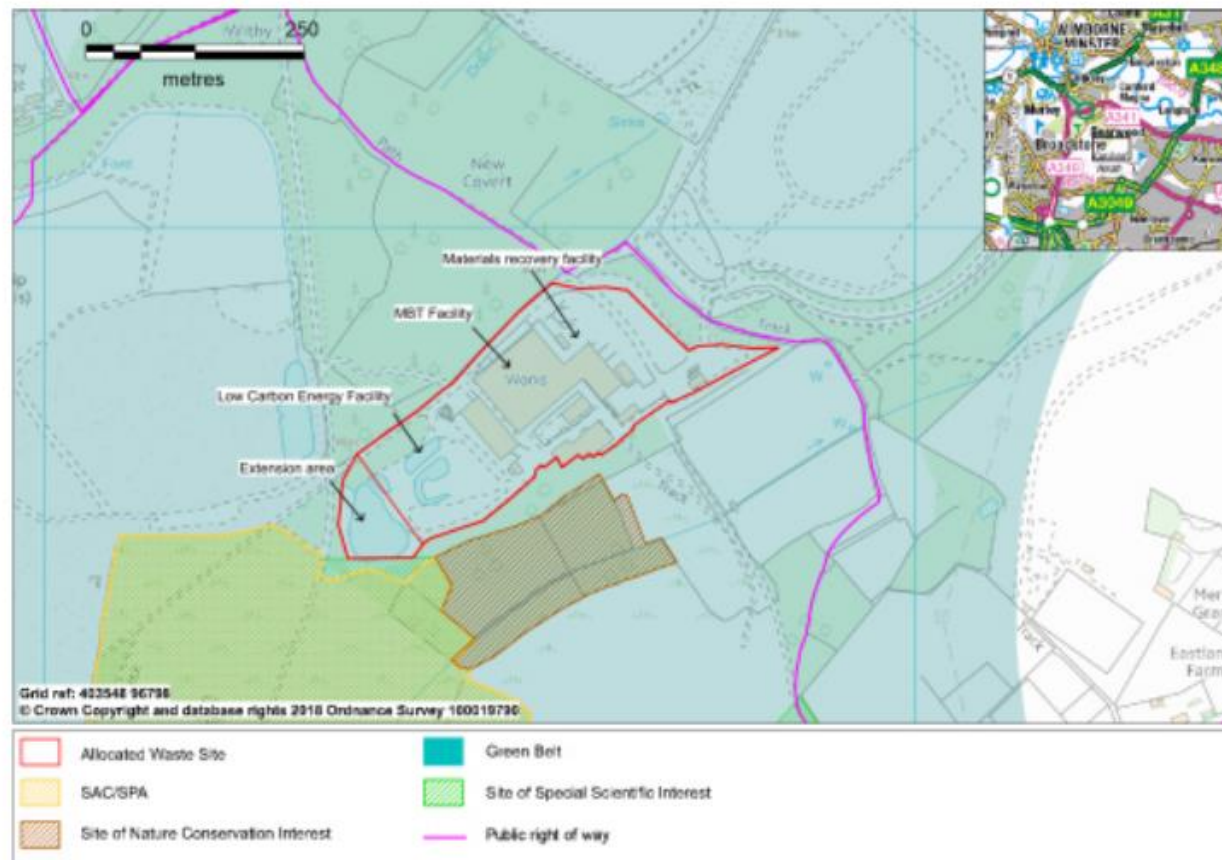
Parish Council/Ward	Merley and Bearwood Ward, Borough of Poole
Site area	6.77ha Existing site - 6.08ha Extension - 0.66ha
Existing land use	Existing waste management facility incorporating a mechanical biological treatment plant, a landfill gas compound and a materials recovery facility. Low carbon energy facility (partly constructed)
Proposed uses Allocated uses	Opportunities for intensification <u>and redevelopment</u> of the site including the management of non-hazardous waste. <u>Waste management facilities, including incineration, that would lead to adverse effects upon the integrity of European Sites will not be acceptable (MM AS8.7)</u>
Potential additional capacity	<u>Site has been assessed for circa 25,000tpa of additional capacity for residual waste management</u> <u>Exact capacity will be assessed in connection with individual proposals (MM AS8.6)</u>
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

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. (MM AS8.2)
2. Preparation of a landscape design and management plan to include retention of existing vegetation including existing trees and woodland strip to provide a buffer between the site and the SNCI and to reduce visual impacts
2. Ecological mitigation likely to be required due to extension of the site and given proximity of the SSSI. This should include the mitigation of any loss of wet habitat from future development and an appropriate buffer from the SSSI. (MM AS8.3)
3. Consideration given to how the continued use of the existing site may affect restoration of White's Landfill Site and potential biodiversity enhancements.
4. Given the site's location within the South-East Dorset Green Belt, applications will be considered against National Policy and Waste Plan Policy 21. High standards of design and landscaping will be expected for development within the Green Belt. (MM AS8.4)

Insert new Plan which has been amended to include bridleway 118, SPA/SAC/SSSI and remove reference to aggregates washing plant (MM AS8.5)

Inset 8 - Land at Canford Magna, Poole



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, Borough of Poole
Site area	1.60ha
Existing use	Allocated employment land Existing waste management facility incorporating materials recovery facility and waste transfer.
Proposed uses Allocated uses	Opportunities for intensification and redevelopment of the site comprising the management of non hazardous waste through the preparation of Refused-Derived-Fuel (RDF) and Solid-Recovered-Fuel (SRF). Waste management facilities, including incineration, that would lead to adverse effects upon the integrity of European Sites will not be acceptable. (MM AS9.2)
Potential additional capacity	Site has been assessed for its potential to manage up to 100,000tpa of residual waste through preparation of RDF/SRF Exact capacity will be assessed in connection with individual proposals. (MM AS9.3)
Access	Access onto Ling Road
Sensitive Receptors	Residential properties within 250m Tower Park entertainment complex and Tesco adjacent to site.

Key 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. **(MM AS9.1)**
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.

Inset 9 - Land at Mannings Heath Industrial Estate

