



Bournemouth, Dorset and Poole Waste Plan

Background Paper 2 Waste Plan Site Selection

November 2017

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1 Introduction

1 Introduction

1.1 This paper follows on from Background Paper 1: Waste Arisings and Projections. Background Paper 1 explains in detail the quantities of different types of waste that are produced now and how the levels of waste are likely to change during the plan period. A comparison between need and existing capacity results in the need for new/improved facilities.

1.2 Through the development of the Waste Plan, policies have been developed and sites have been considered to assist in providing a more sustainable way of managing waste. This will help Bournemouth, Dorset and Poole divert waste from landfill and increase the amount of waste that is recycled, re-used or recovered locally.

1.3 The purpose of this background paper is to set out the approach taken to identify site options and to explain how sites were assessed for their suitability. The methodology takes into consideration advice on identifying sites contained in the National Planning Policy for Waste and accompanying guidance.

1.4 Work began on the production of the Bournemouth, Dorset and Poole Waste Plan in late 2012. Initial work focused on gathering evidence on current waste management facilities, waste arisings and forecasting. In December 2013, the Waste Plan Issues Paper was published to highlight the main waste planning issues facing Bournemouth, Dorset and Poole that had been identified and the potential options for addressing them.

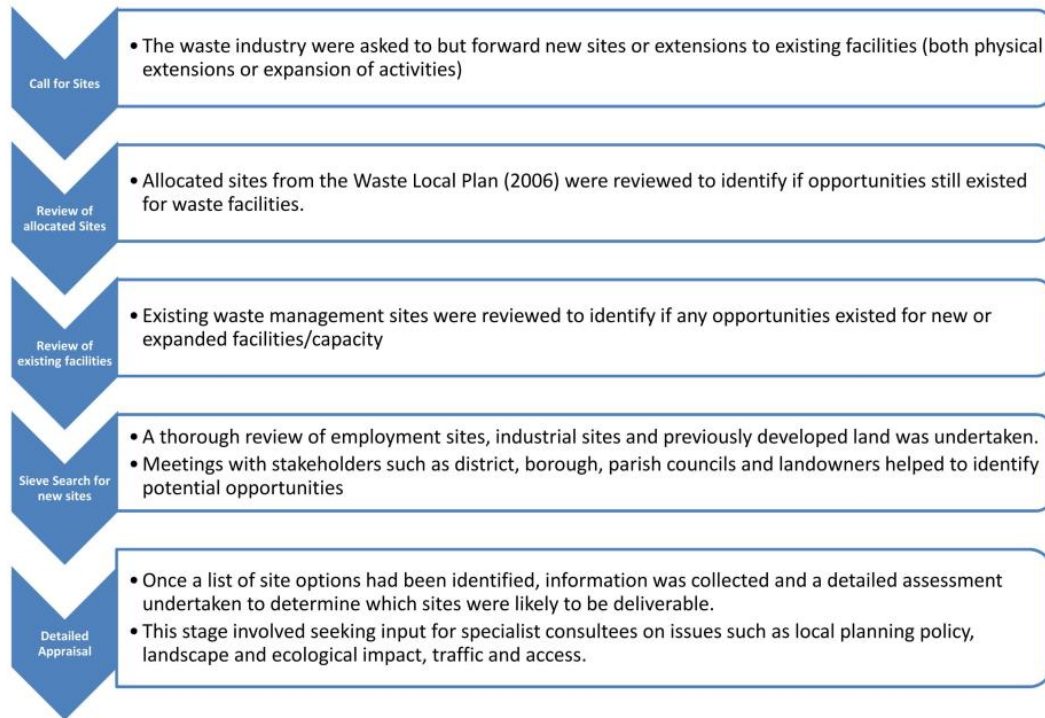
1.5 The key issues had been identified through discussions with the Dorset Waste Partnership, Bournemouth and Poole waste management teams, the waste industry (both in Dorset and beyond, as appropriate), the District and Borough councils and adjoining authorities. A full review of existing waste management facilities and a survey of other authorities accepting waste originating in Dorset was also undertaken.

1.6 The Waste Plan Issues Paper set out an initial list of needs for new and improved waste management facilities.

1.7 Chapter 12 of the Waste Plan Issues Paper set out the proposed methodology for site selection. This provided stakeholders with an opportunity to comment on the proposed methodology for identifying sites for new or improved waste facilities. Generally, the feedback on the site selection methodology, guiding principles, social, economic and environmental considerations was positive. A number of suggestions were made and where appropriate these have been built into the methodology set out in this background paper.

1.8 This report sets out the systematic approach undertaken to identify sites and areas within Bournemouth, Dorset and Poole thought likely to meet the identified needs for waste facilities within the County (illustrated below). These site options and emerging preferred sites were presented in the 2015, 2016 and 2017 versions of the Draft Waste Plan. The chapters that follow detail the full lists of sites/areas considered throughout the plan production process and reasons for elimination from the process, where necessary.

1.9 The final list of site allocations was included in the Pre-Submission Draft Waste Plan, published for consultation between the 1 December 2017 and 31 January 2018.



Site Selection - Key Stages

1.10 This section sets out the key stages that have been undertaken to identify appropriate sites for new/improved waste facilities.

Stage 1: Initial Methods of Site Identification

1. A 'call for sites' process

In October 2012, the waste industry was written to asking a series of questions with the aim of drawing out some of the issues that needed to be addressed through the Waste Plan. We specifically asked whether the waste industry had possible new sites or extensions to existing facilities (both in terms of physical extensions/expansion of activities on sites) to put forward. These letters were followed up in most cases by meetings and site visits.

The district/borough councils were also written to, at this stage, to seek their input on potential sites for waste management activities. Again these letters were followed up by meetings and further correspondence.

A number of opportunities were suggested by the waste industry and the local authorities. These were investigated further and a summary is included within this report.

Consultation on the Waste Plan Issues Paper, in December 2013, provided an additional opportunity for the waste industry and other stakeholders to suggest potential sites and provide details using the waste sites nomination proforma. The form is attached at Appendix 3 and contains a list of the information required to enable sites to be considered.

2. A review of site allocations within the current Waste Local Plan 2006

The Waste Local Plan 2006 contained a schedule of 10 sites allocated for specific waste management facilities. These sites have been reviewed to see which have been developed and which have not. The reasons why allocated sites have not been brought forward was investigated to determine whether opportunities still exist within each site. This review is contained within Chapter 2.

3. A review of existing facilities

There is already a network of waste facilities in Bournemouth, Dorset and Poole. Discussions with the waste industry has enabled the Waste Planning Authority to investigate potential opportunities for expansion of existing facilities. This does not necessarily always mean physical extensions, it could be that facilities have spare capacity and/or the activities that take place on site could be intensified or sites re-developed. Co-locating waste management facilities together with complementary activities can be a sustainable practise. This review can be found in Chapter 3, and has been updated throughout the preparation of the Waste Plan as new information has come to light.

Stage 2: Sieve search for new sites

Sieve search for new sites

This method of site identification started with the identified broad locations for waste development, contained in the Waste Plan Issues Paper. Following the Waste Plan Issues Consultation, the Waste Planning Authority had confidence that the waste management needs of Bournemouth, Dorset and Poole had been correctly identified, in general terms. Responses to this consultation were important to ensure that all needs have been identified, based on appropriate levels of growth assumptions for all waste streams. It should be noted that further work was undertaken on baseline waste arisings, growth and forecasting waste arisings throughout the preparation of the Waste Plan.

Further discussions were held with the waste management authorities, the waste industry, district, borough and parish councils and other stakeholders at appropriate times, during the preparation of the Waste Plan, in order to clarify needs and consider site options.

A comprehensive review of employment land and other possible opportunities suggested through the Waste Plan Issues Paper was undertaken. This exercise looked at the following areas of land:

- Industrial and employment land over 0.5 hectares that would be available in the short to medium term
- Existing waste management sites (see above)
- Allocations made in the adopted Waste Local Plan (see above)
- Sites put forward by the waste industry through a 'call for sites' exercise (see above)
- Discussions with district/borough/parish/town councils and other relevant stakeholders
- Rejected site options contained in the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD

This review resulted in a large number of site options for initial consideration. Chapter 4 summarises the identified needs for each district/borough and lists all of the sites that were considered, initial site details and reasons for progressing the site to the next stage. For each district/borough a list of specific documents and plans that were reviewed is also set out. Where sites were discounted a summary of the key reasoning is also set out.

Waste Planning Issues

A variety of issues were considered at this stage including:

- Guiding principles - these are the principles that underpin the Waste Plan. Sites and proposals that directly conflict with these aims are unlikely to be appropriate.
- Sustainable development is also a principle that has guided the identification of sites in the Waste Plan. A range of social, environmental and economic issues were considered early in the process. A more formal sustainability appraisal (SA) has

also been undertaken on short-listed sites. The SA is available as a separate background paper.

Further information on waste planning principles considered is contained in Appendix 1.

Physical and Operational Requirements

Sites were considered for a range of waste management activities. Each potential site was assessed to consider if the required waste management facility would be achievable in principle. Different waste facilities have different land take requirements. Distinguishing, where possible, between essential minimum site requirements and those that are desirable was important.

Appendix 2 contains a list of the physical and operational requirements and additional considerations for each of the main types of waste management facility. It should be noted that the thresholds are indicative rather than absolute. For example, where site options are extensions to existing waste sites smaller areas of land could be appropriate owing to the opportunity to make use of established infrastructure such as existing access roads, weighbridges and site welfare and office facilities. In particularly sensitive landscape areas, additional land is likely to be required to enable successful screening to be built into proposals.

Discounted Sites

Below is a list of reasons why sites were not progressed, these are meant to provide a series of examples and there may be other reasons.

- Insufficient space available to deliver the required waste management activity
- Planning permission had been granted for other non-waste uses making the site unavailable or there is reasonable confidence that planning permission will be granted for non-waste uses
- The site is allocated for development that would not be compatible with the development of a waste facility
- The development of a waste facility would be contrary to local planning policy
- The site is covered by or would have unacceptable impacts on nearby environmental designations such as SSSI, SNCI etc
- There is no identified need for a waste facility in the area
- The landowner is unwilling to consider the site for a waste facility/compulsory purchase not possible or unlikely to be viable
- Insufficient information available to progress the site at this stage
- The site is undeliverable during the plan period - this could be where deliverability of the site depends upon other infrastructure that is unlikely to be delivered within the plan period.
- For rejected Gypsy and Traveller sites it has been assumed that those with space for 5 pitches or under are too small for any waste management facility (unless further information is available to demonstrate the site would be able to accommodate a facility).
- Reasons of financial viability - this is considered in further detail see Sustainability Appraisal Report.

Stage 3: Public Consultation on Site Options

Draft Waste Plan 2015, 2016 and 2017

The sites shortlisted from the initial desk based search were taken forward to the next stage. At this stage further investigations were undertaken with landowners and agents which included meetings and site visits. Following this, a decision was made whether or not to take each site forward as a site option for inclusion in the Draft Waste Plan, for public consultation.

Again, following further investigation, there were a number of reasons to discount sites at this stage:

- Insufficient space or site unavailable
- Significant environmental constraints
- Sites unlikely to be deliverable during the plan period
- Unwilling landowner

For each district or borough, Chapter 4 sets out which of the sites have been progressed to the Draft Waste Plan to address a specific identified need. For each site option, a detailed site assessment and sustainability appraisal was been prepared with input from specialist consultees.

The assessment of sites is, by its nature, a complex task that deserves in-depth consideration. A series of colours/scores have been used consistently in the SA matrices and the site assessment proformas (for shortlisted sites only) to aid the assessment of sites. The colour scoring is explained in detail in the Sustainability Appraisal Report.

The Draft Waste Plan 2015 was subject to public consultation between July and September 2015.

This consultation gave stakeholders an opportunity to comment on the site options. It was also an additional opportunity for stakeholders to put forward suggested additional/alternative sites. Additional or alternative sites were considered in further detail following the methodology set out in this background paper.

Comments received during the 2015 consultation were considered and further work undertaken. This included further discussions with landowners and site promoters with the aim of addressing issues raised by stakeholders on site options.

Chapter 5 summarises the outcomes of the 2015 consultation and highlights the sites to be taken forward to the Draft Waste Plan 2016. A summary of the reasons for progressing sites forward to the 2016 consultation document as emerging preferred sites. This chapter also sets out the key reasoning behind any decisions not to progress sites.

In 2016, further consultation took place on a series of new sites and those sites that were emerging as preferred sites. This consultation took place between May and July 2016. Chapter 6 lists the sites contained in the 2016 consultation document highlighting those sites to be shortlisted for allocation in the Final Draft Waste Plan. A summary of the reasoning is set out in the final column.

Chapter 6 also lists a number of additional sites were suggested by consultees as alternatives to sites being promoted in the 2016 Draft Plan. All of these sites were considered and three were considered to have potential and worthy of further action. As a result an additional focused consultation of the three alternative site options took place February and April 2017. Chapter 7 provides a summary of the outcomes of the consultation and a summary of the reasoning behind discounting two of the sites and progressing one site for inclusion in the final Waste Plan.

Chapter 8 sets out a list of the final Waste Plan site allocations and proposed uses which have come about following the detailed site selection methodology outlined within this report.

Sustainability Appraisal

Development plans must be subject to a sustainability appraisal to appraise the effects that the implementation of policies and proposals could have socially, economically and on the environment, measured against a series of sustainability objectives. The appraisal methodology set out will ensure that information is gathered to support potential sites covering the range of sustainability topics. Sustainability appraisal (referred to above) has been undertaken on all site options contained in the Draft Plan 2015, 2016 and 2017 and others as appropriate.

Other evidence reports

A series of other evidence based reports have assisted in the selection of appropriate sites. This includes;

- Habitat Regulations Assessment (HRA) - undertaken at all key stages of Plan preparation. The HRA has examined the possible effects of the plan on European nature conservation sites and determined whether or not an Appropriate Assessment is required. All options contained in the Draft Waste Plan 2015, 2016 and 2017 have been assessed, as well as the wider policy context.
- Strategic Flood Risk assessment - providing an evidence base on flood risk for Bournemouth, Dorset and Poole to assist in the assessment of the various site options.
- Heritage Assessments - outlines the historic or archaeological significance of development within its wider setting.

2 Waste Local Plan 2006 - Allocated Sites

2 Waste Local Plan 2006 - Allocated Sites

2.1 The following sites were allocated in the Bournemouth, Dorset and Poole Waste Local Plan (2006). An initial review of these sites has been undertaken.

2.2 The table below summarises this review highlighting:

- Sites that have been developed for the proposed uses
- Where, since adoption of the Waste Local Plan, allocated sites are no longer appropriate for the development proposed

Site	Facilities Specified	Review
1. Warmwell Quarry & Landfill	Aggregates recycling Inert landfill	Temporary permission granted in March 2011 for inert landfill. Opportunities are likely to be limited as the site is being restored.
2. Victoria Ave, Swanage	Household Recycling Centre	Site permitted and developed. No need to review/take forward.
3. Winfrith	Mechanical Biological Treatment with Refused Derived Fuel	Further review required into potential opportunities through the development of the Waste Plan, if there is a need for a waste facility in this area.
4. Land at Bournemouth Airport	Mechanical Biological Treatment with Refused Derived Fuel	Site unlikely to be deliverable. Landowner has indicated it does not wish to see site developed and/pr taken forward in new Waste Plan.
5. Henbury Pit	Inert landfill Material recovery/recycling for inert/CDE	Further review required into potential opportunities through the development of the Waste Plan, if there is a need in this area.
6. Hatchpond Depot, Nuffield	Thermal treatment with energy recovery Materials Recycling Facility Municipal waste transfer	Waste facilities proposed unlikely to be developed on this site. The site is currently being fully utilised by the Borough of Poole for a range of highways/waste collection uses including vehicle depot and maintenance, storage.

Site	Facilities Specified	Review
7. Nuffield HRC	Materials Recycling Facility Municipal waste transfer	Site permitted and developed as a Waste Management Centre.
8. Millhams Lane HRC	Materials recycling/recovery – poss transfer	Unlikely to be scope for a wider range of uses than currently exists.
9. Binnegar Quarry	Aggregates recycling Materials Recycling Facility Composting (open windrow) In-vessel composting	Permission granted for Binnegar Environmental Park. A Materials Recycling Facility has been developed. Further review required into potential opportunities through the development of the Waste Plan, if there is a need for a waste facility in this area.
10. Site Control Centre Canford Magna	Expansion of existing site Existing permission for enclosed composting Aggregates recycling	Since the adoption of the Waste Local Plan, there have been various permissions and developments on this site. Further review required into potential opportunities through the development of the Waste Plan.

3 Existing Waste Facilities

3 Existing Waste Facilities

Review of existing waste facilities

3.1 A review of the existing landfill, treatment and recycling facilities, broken down by local authority area, is set out below. A summary of sites where expansion opportunities have been identified is set out at the end. These sites have been assessed alongside other site options identified to consider their potential to address the identified needs.

3.2 It should be noted that the information contained below will be subject to change and will be reviewed regularly.

West Dorset & Weymouth & Portland

Crookhill Depot	
Location	Chickerell Road, Weymouth DT3 4DQ
Operator	DWP
Type	Operational depot and transfer station
Waste managed	MSW
Remaining life	Permanent
Date permission granted	
Lease finish	31/03/2023
Permission end date	
Description	
<p>The depot consists of dedicated offices within the main building owned and occupied by the local authority. Much of the yard area is included in the DWP lease as is the wash-down and transfer building. The transfer building consists of a covered area for one bulker, weighbridge and direct tipping from a ramp. The yard area provides parking for DWP vehicles, storage of bins and other materials. There is a large fuel tank located on the southern boundary at the foot of the ramp to the transfer building.</p>	
Expansion opportunities	
None	

Table 1

Admiralty Landfill	
Location	Portland
Operator	G Crook & Sons
Type	Inert landfill
Waste managed	CDE waste
Remaining life	13 years
Date permission granted	17/04/2013
Permission end date	30/05/2027
Description	
<p>The site is located within Admiralty Quarry, which is part of the composite planning permission granted in 1951 for quarrying of stone on Portland. Admiralty Quarry is located on the eastern side of Portland, on the top of the island, 1km south of Fortuneswell and 0.5 km east of the A354 Easton Lane. The inert landfill permission is a means of restoring this deep quarry to a higher level. The source of waste is mainly within a seven mile radius of the quarry which encompasses Weymouth and Portland, Chickerell, Upwey and Broadway.</p>	
Expansion opportunities	
None	

Table 2

Bridport Waste Management Centre	
Location	Bridport
Operator	W&S Recycling
Type	Household Recycling Centre Waste transfer
Waste managed	MSW
Max. capacity	5000tpa
Date permission granted	January 2014
Permission end date	Permanent

Bridport Waste Management Centre	
Description	
<p>Planning permission was granted for a Waste Management Centre facility at Broomhills, south-west of Bridport, at the beginning of 2014. The Waste Management Centre was completed and opened in October 2015 and is operated by W&S Recycling on behalf of the Dorset Waste Partnership. The site is split level with the higher level public area and a lower yard area and waste transfer barn. The site has photovoltaic cells, natural drainage and a fire suppression system for the transfer barn.</p> <p>The site is located off the Bridport bypass and accessed from a traffic signal controlled junction.</p>	
Site constraints	
Within Dorset AONB	
Expansion opportunities	
No need for expansion - minor improvements to enhance the site.	

Table 3

Broadcroft Landfill	
Location	Portland
Operator	Portland Stone Ltd
Type	Inert landfill
Waste managed	CDE waste
Remaining life	
Date permission granted	22/06/2016
Permission end date	31/12/2028
Description	
<p>The site is located within Broadcroft Quarry, which is part of the composite planning permission granted in 1951 for quarrying of stone on Portland. Broadcroft lies east of the settlement of Easton and is accessed off Wakeham and Grove Road.</p>	

Broadcroft Landfill
<p>Inert materials arising from the Waste Transfer Station, located on the same site, are diverted to the inert landfill site. Also some wholly inert materials go straight to the landfill rather than via the Waste Transfer Station. The inert waste deposited at Broadcroft comes from development projects in the local vicinity.</p>
<p>Site constraints</p> <p>SNCI on site</p> <p>SSSI adjoining site</p>
<p>Expansion opportunities</p> <p>Yes - the site has been nominated for the extension of the inert landfill site, including extending its' end date to 2027, to enable restoration of the quarry to limestone grassland. Planning permission was subsequently granted therefore there was no need to take site forward for allocation.</p>

Table 4

Dorchester Household Recycling Centre	
Location	Dorchester, Louds Mill DT1 1PE
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	7400tpa
Permission end date	Permanent
Lease details	The lease for this site has expired
Description	
<p>The facility is located at the end of Loudsmill Industrial Estate, Dorchester. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership, on land leased from Wessex Water. The site is constrained, is not split level and must be closed when containers are emptied. It is in need of modernisation.</p>	

Dorchester Household Recycling Centre
<p>Access to the HRC has until recently been along the residential street St Georges Road and a metalled road through the industrial estate with few passing places. The site is single level with containers accessed using gantry steps. Container changes take place several times a day and requires the site to close its gates and clear all public from the site. Changes take on average around 20 minutes, causing disruption to neighbouring business owners whose customers are prevented from accessing their premises due to queueing traffic. Due to the restricted width of the site some vehicles have difficulty with reversing trailers.</p>
<p>Site constraints</p> <p>Located on allocated employment land</p>
<p>Expansion opportunities</p> <p>Expansion of the existing site is to be considered as an option to address the need for an improved HRC for Dorchester, along with options to relocate the facility.</p>

Table 5

Hybris MRF/Transfer Station	
Operator	W&S Recycling
Location	Crossways
Type	Materials Recycling Facility
Waste managed	MSW - Recyclates
Capacity	c. 16,500tpa
Date permission granted	September 2003
Permission end date	Permanent
Lease finish date	02/06/2006
Description	
<p>Hybris Transfer Station is located at the end of the business park directly from Scotton Way. A single Double Gate affords access and egress to the site. This access leads directly to an open yard between two industrial barns. The yard contains a weighbridge and two welfare buildings and an office.</p> <p>This is a small scale MRF where materials are bulked up and moved on to full MRFs or reprocessing facilities. The site is located on the Hybris Industrial Estate in Crossways, near Dorchester. The recyclates dealt with are: plastic, cans, paper, cardboard and glass.</p>	

Hybris MRF/Transfer Station	
<p>These are received from kerbside collections in Weymouth & Portland, West Dorset, Purbeck and some from North Dorset. Paper, card and glass are sent direct to reprocessors from Hybris, whilst plastic and cans are transferred over to the Hurn MRF, near Christchurch, for sorting. Corrugated card is sent on to the W&S Recycling site at Nuffield.</p>	
<p>Site constraints</p> <p>Site is located on allocated employment land, within a Key Employment Site (West Dorset Local Plan - submission plan).</p>	
<p>Expansion opportunities</p> <p>None</p>	

Table 6

Piddlehinton AD Plant	
Operator	Eco Sustainable Solutions
Location	Piddlehinton, Dorchester
Type	Anaerobic digestion
Waste managed	MSW & C&I – food waste
Capacity	25,000tpa
Date permission granted	June 2010
Permission end date	NA
<p>Description</p> <p>This facility, located at Bourne Park, opened in 2012 and manages food waste along with agricultural waste (slurry) in an anaerobic digestion plant. The site comprises two anaerobic digester tanks and a 700kw electricity generator. The anaerobic digestion process generates methane gas which is converted to electricity. Solid and liquid by-products from the process are used as a soil conditioner and fertiliser on the surrounding farm. The facility is contracted to manage DWP’s collected food waste to 2020. Maximum capacity for food waste is 25,000tpa. The plant can process up to 12,000 tpa of slurry in addition to this.</p>	
<p>Site constraints</p> <p>Rural setting (outside allocated employment land and settlement boundary)</p>	

Piddlehinton AD Plant
Accessibility
<p>Expansion opportunities</p> <p>Site could provide opportunity for green waste composting facility to serve west of the county. This could benefit from co-location with the existing AD plant.</p>

Table 7

Portland Household Recycling Centre	
Location	Portland, Easton Lane DT2 8BF
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	25000tpa
Permission end date	Permanent
Lease finish	31/07/2025
<p>Description</p> <p>The facility is located off Easton Lane, on Portland. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership. The HRC is a split level facility.</p> <p>Access to the site is directly from Easton Lane and shared with a small number of private businesses. There are separate accesses at the lower level for the public and operators' vehicles. Operators vehicles exit at the same point whilst the public exit from at the top of the site. The site has containers accessed by gantry steps as well a transfer building for wood, garden waste and bulky items. The parking areas close during bin changes but in most instances all traffic queues within the site. Site accommodation is housed in a purpose built block, adjacent to the entrance gate, comprising a single storey building. This building at the entrance is remote to the main working area of site staff.</p>	
<p>Expansion opportunities</p>	

Portland Household Recycling Centre
There is no need to expand the facility. There is no known capacity for additional facilities on the site.

Table 8

Rainbarrow Farm	
Operator	JV Energen LLP
Location	Dorchester
Type	Anaerobic Digestion
Waste managed	Agricultural waste C&I – Food waste
Capacity	39,000tpa
Date permission granted	April 2011
Permission end date	Permanent
Description	
<p>The site lies to the west of Dorchester, approx 1.3km to the north-east of the village of Martinstown. It comprises an anaerobic digestion plant which uses maize and grass grown on surrounding farms, plus a small proportion of chicken manure and food waste. Capacity for food waste is around 12,000tpa.</p> <p>A CHP plant on site converts up to 4.5 MW of energy to electricity, which is exported to the National Grid. A digestate in both liquid and solid format is also produced and is used as a fertiliser for crops.</p>	
Site constraints	
Located within Dorset AONB.	
Expansion opportunities	
Opportunities for additional facilities considered	

Table 9

Redbridge Road	
Operator	G Crook & Sons
Location	Crossways
Type	Inert Recycling Facility
Waste managed	CDE waste
Capacity	60,000tpa
Date permission granted	24/04/2015
Permission end date	31/12/2022
Description	
<p>The facility lies at Moreton Pit, Redbridge Road, to the east of Crossways and south of Moreton Station. Inert construction, demolition & excavated wastes are imported and processed into graded recycled aggregates and soils.</p>	
Site constraints	
<p>Adjacent to SNCI</p>	
Expansion opportunities	
<p>Temporary permission. Not considered appropriate for permanent facility.</p>	

Table 10

Redbridge Road	
Location	Crossways
Operator	G Crook & Sons
Type	Inert landfill
Waste managed	CDE waste
Remaining life	7 years
Date permission granted	24/04/2015
Permission end date	31/12/2022
Description	

Redbridge Road
Inert waste permission at Moreton Pit, Redbridge Road. The site lies to the east of the village of Crossways and south of Moreton Station. Permission was granted for the importation of inert materials to restore the site to an agriculture, woodland and nature conservation use. Permission recently granted to extend the end date to the end of 2022 and to gain an approved scheme for Phase II.
<p>Site constraints</p> <p>Adjacent to SNCI</p>
<p>Expansion opportunities</p> <p>None</p>

Table 11

Sherborne Waste Management Centre	
Location	Sherborne, West Mill Lane DT9 6EE
Operator	W&S Recycling
Type	Household Recycling Centre Waste Management Centre
Waste managed	MSW
Max. capacity	75,000tpa
Permission end date	Permanent
Lease finish	28/09/2023
Description	
<p>The facility is located on West Mill Lane, to the south of Sherborne. The Waste Management Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership, on land leased from Sherborne Castle Estates. The facility comprises a Household Recycling Centre with waste transfer facility.</p> <p>Access to the waste management centre is off the A352, along the narrow West Mill Lane and used by all vehicles needing to access the HRC and WTB.</p>	

Sherborne Waste Management Centre	
<p>The household recycling centre has containers accessed by gantry steps as well as access to the transfer barn from the higher level. The household recycling centre has in place traffic management arrangements when bin changes are undertaken and whilst queueing traffic results from the temporary closure, there are no other businesses affected. The waste transfer area has two barn, the second one was constructed in 2014 and provides additional covered storage. Site accommodation is provided adjacent to the weighbridge at the lower level, comprising a single storey container building comprising a manager's/weighbridge office, restroom /kitchenette, disabled W.C., W.C., Shower Room and corridor. There is a second metal container building which forms a booth for supervision at the higher level.</p>	
Site constraints	
Adjacent to historic landfill site	
Expansion opportunities	
None	

Table 12

Warmwell Quarry	
Location	Warmwell
Operator	Aggregate Industries
Type	Inert landfill
Waste managed	CDE waste
Remaining life	
Permission end date	31/12/2016
Description	
<p>Permission for inert filling as part of the restoration of Warmwell Quarry, which is situated approximately 1.5km south west of Crossways, near Dorchester. No inert waste has been received at the site to date due to the current market conditions and due to requirements for quality of material that will be accepted on site.</p>	
Expansion opportunities	

Warmwell Quarry
None

Table 13

Weymouth Household Recycling Centre	
Location	Weymouth
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	24999tpa
Permission end date	Permanent
Lease finish	31/12/2025
Description	
<p>The facility is located at Lodmoor, Weymouth. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership.</p> <p>Access to the site is from Preston Beach Road with separate entrance and exit gates. The site also has a separate access for operators' vehicles delivering and collecting containers and includes a weighbridge. The public use the one-way tarmac road around the perimeter of the site and parking spaces provided. The central concrete area is for the sole use of the operator and allows for container changes without the need to close the site. Site accommodation is in the form of two steel containers, adjacent to</p> <p>the weighbridge and entrance gate. The remaining container consists of a single room containing restroom facilities comprising a water heater and single drainer sink unit, toilets and shower.</p>	
Site constraints	
<p>Located on allocated employment land.</p>	
Expansion opportunities	

Weymouth Household Recycling Centre
There is no need to expand the facility. There is no capacity for additional facilities on the site.

Table 14

Eco-Composting, Weymouth	
Location	Weymouth, Lodmoor, Preston Beach Road DT3 5JW
Operator	Eco-Composting
Type	Green & wood waste transfer
Waste managed	MSW
Max. capacity	20,000tpa
Permission end date	Permanent
Lease finish	31/12/2025
Description	
The facility is located at Lodmoor, Weymouth, adjacent to Weymouth Household Recycling Centre. The site receives and shreds green waste and waste wood prior to dispatch to Eco's main site at Parley for recycling.	
Site constraints	
Located on allocated employment land.	
Expansion opportunities	
There is no need to expand the facility. There is no capacity for additional facilities on the site.	

Table 15

North Dorset

Blackmore Vale Dairy	
Location	Shaftesbury

Blackmore Vale Dairy	
Operator	Blackmore Vale Farm Cream Ltd
Type	Anaerobic digestion
Waste managed	Commercial/agricultural - processing waste from creamery, milk waste from dairy processors
Max. capacity	Unknown. Annual throughput approx 800 tonnes.
Date permission granted	April 2012
Permission end date	NA
Description	
<p>The site lies just east of Shaftesbury. It comprises an anaerobic digestion plant which treats the liquid effluent generated and pumped directly from the creamery factory. The liquid effluent is converted into biogas, which is used to produce heat and electricity for use on site and export to the National Grid. In 2012 permission was granted to vary a condition allowing liquid material or feed stocks from other food based manufactures, as opposed to only those arising on site, to be used in the anaerobic digester plant and energy generation unit.</p>	
Site constraints	
Outside settlement boundary	
Expansion opportunities	
None	

Table 16

Blandford Waste Management Centre	
Location	Shaftesbury Lane, Blandford
Operator	W&S Recycling
Type	Household Recycling Centre/Transfer Station Waste Management Centre

Blandford Waste Management Centre	
Waste managed	MSW
Max. capacity	30,000tpa
Permission end date	NA
Description	
<p>The facility is located on Hollands Way Industrial Estate, Blandford. The Waste Management Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership, on land leased from SITA. The facility comprises a Household Recycling Centre with waste transfer facility. The site is constrained, is not split level and must be closed when containers are emptied causing congestion locally. The waste transfer barn is in poor condition, in need of modernisation and not suitable for the separated waste streams. The drainage system is also in need of replacement.</p>	
Site constraints	
<p>Site lies within allocated employment land</p> <p>Current lease expires 2021</p>	
Expansion opportunities	
<p>Expansion of the existing site considered as an option to address the need for an improved WMC for Blandford.</p>	

Table 17

Downend Farm	
Operator	Mark Farwell Plant Hire
Location	Blandford
Type	<p>Open windrow composting</p> <p>Inert Recycling Facility</p> <p>Wood recycling</p>
Waste managed	<p>C&I</p> <p>CDE waste</p>

Downend Farm	
Capacity	25,000tpa
Date permission granted	Various
Permission end date	Permanent
Description	
<p>The site is located on a working farm, approx 2km north west of Blandford, where the operator has established a plant hire and civil engineering business. This includes an inert waste recycling facility, on-farm composting and a wood chipping facility. Soils are screened and recycled, tested and sold as top soil and hardcore/rubble is crushed and resold.</p> <p>The on-farm composting area (open-windrow) and wood chipping facility manages MSW from the Household Recycling Centres, as well as some commercial waste such as from landscape gardening businesses. Composted green waste is spread on the farm. Once processed, wood chippings are sent onwards for further treatment at a biomass facility. Condition limits the importation of green waste to 200 tonnes per week max on an annual average basis.</p>	
Site constraints	
Within Cranborne Chase & West Wiltshire Downs AONB.	
Expansion opportunities	
Potential for more intensive use of site.	

Table 18

Shaftesbury Household Recycling Centre	
Location	Shaftesbury
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	20,000tpa
Permission end date	Permanent
Description	

Shaftesbury Household Recycling Centre	
<p>The facility is located on Wincombe Business Park, Shaftesbury. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership. The HRC is at capacity and the site is constrained, is not split level and must be closed when containers are emptied. It is in need of modernisation.</p> <p>The HRC is on a level site with containers located on each side of the site accessed by gantry steps. The entrance to the HRC is central to the site with sufficient width for vehicles to reverse into bays on either side.</p>	
<p>Site constraints</p> <p>Site lies within allocated employment land (North Dorset Local Plan, adopted 2003).</p> <p>Expansion opportunities within Wiltshire</p>	
<p>Expansion opportunities</p> <p>Expansion of the existing site considered an option to address the need for an improved HRC for the area, along with relocation options.</p>	

Table 19

Shaftesbury Oil & Water	
Operator	Yellowstone Environmental Solutions
Location	Shaftesbury
Type	Oil & Water Treatment Facility
Waste managed	Hazardous
Capacity	Approx: 21,000tpa bulk liquid; 2000tpa solid/package waste
Date permission granted	
Permission end date	Permanent
<p>Description</p> <p>The site is located on the Wincombe Business Park in Shaftesbury. The facility comprises a processing and transfer station for oil and water. The site deals with mixed oil and water, from for example mixed waste fuels and brake fluid, separating out the oil from the water using a heat process. The water is recycled through an on site treatment plant and is pumped straight to the Shaftesbury sewage works for use.</p>	

Shaftesbury Oil & Water
<p>The oil is sold to the open market for processing or “re-refining” (off site).</p> <p>The facility also accepts other non-contaminated/unused fuels in small quantities and transfers these on with the separated oil; as well as ‘package waste’ from drums, oil filters, oil contaminated rags/cloth, antifreeze etc.</p>
<p>Site constraints</p> <p>Site lies within allocated employment land (North Dorset Local Plan, adopted 2003).</p>
<p>Expansion opportunities</p> <p>There is no known opportunities for physical expansion of the site.</p>

Table 20

Purbeck

Beacon Hill Landfill	
Location	Corfe Mullen
Operator	SITA
Type	Non-hazardous landfill
Waste managed	MSW, C&I
Remaining life	5 years
Date permission granted	September 1995
Permission end date	31/12/2019
<p>Description</p> <p>Non-hazardous landfill site, at the former Beacon Hill brickworks. The site is 26 hectares in size and located on the western edge of Corfe Mullen, 5km north-west of Poole.</p> <p>There is a contract with DWP for disposal of waste until 2016 (with option to extend to 2020). Some commercial waste is also disposed of at the site.</p> <p>Site mothballed in 2017 with remaining capacity.</p>	
<p>Expansion opportunities</p>	

Beacon Hill Landfill
Expansion of landfill not appropriate in line with the waste hierarchy

Table 21

Binnegar Environmental Park	
Operator	SITA
Location	Wareham
Type	Materials Recycling Facility Inert Recycling Facility In-vessel composting
Waste managed	C&I (Dry Recyclables) CDE waste
Capacity	30,000tpa (MRF)
Date permission granted	Various Environmental Park - March 2010
Permission end date	Permanent
Description	
<p>Binnegar Environmental Park was granted permission in 2010 on the site of Binnegar Quarry, which has been operational for many years. Permission was granted for an integrated waste recovery and recycling facility comprising in-vessel composting; green waste composting; materials recovery and inert materials recovery.</p> <p>A materials recycling facility has now been constructed that can accept co-mingled dry recyclables and separately collected glass. The MRF has since been mothballed. The inert recycling facility and in-vessel composting facility permitted as part of the Environmental Park are yet to be constructed.</p>	
The permitted area for the Environmental Park is within an allocated site in the 2006 Waste Local Plan (Inset 9, see Chapter 2).	
Expansion opportunities	

Binnegar Environmental Park
Various additional/alternative options considered on this site

Table 22

Masters North	
Operator	Holme Sand & Ballast
Location	Near Wareham
Type	Inert Recycling Facility
Waste managed	CDE waste
Capacity	55,000tpa
Date permission granted	November 2011
Permission end date	31/12/2032
Description	
Inert construction, demolition & excavated wastes are imported to the sand and gravel processing plant at Masters Pit North, Puddletown Road, near Wareham. They are processed into graded recycled aggregates and soils.	

Table 23

Masters North	
Location	Nr Wareham
Operator	Holme Sand & Ballast
Type	Inert landfill
Waste managed	CDE waste
Remaining life	
Date permission granted	Current application
Permission end date	31/12/2022
Description	

Masters North
<p>Inert waste permission at Masters North Sand Pit, Puddletown Road. The site is located to the south of the Piddle Valley and is some 180m north of Stokeford on the A352. It comprises a sixty metre wide strip of old workings within the northern boundary of the large Masters Pit complex of sand workings. The site has been progressively infilled with construction and demolition waste and restored to heathland. An extension in time for the inert filling was granted in 2011.</p> <p>Inert waste is brought in from the local area.</p>
<p>Expansion opportunities</p> <p>None</p>

Table 24

Rogers Concrete Yard	
Operator	A & D Skips
Location	Wareham
Type	Inert Recycling Facility Open windrow composting
Waste managed	CDE waste C&I waste
Capacity	65,000tpa + 5000tpa composting
Date permission granted	26/03/2015
Permission end date	Permanent
Description	
<p>The site lies off Puddletown Road, near Wareham. Inert construction, demolition & excavated wastes are imported and processed into graded recycled aggregates and soils. Commercial and industrial wastes are also imported for recycling, composting and transfer. The waste originates from the skip hire businesses. Open windrow composting takes place on site (maximum of 5000tpa of non-food waste).</p>	

Table 25

Spratley Wood	
Operator	Andrews Plant Hire
Location	Wareham
Type	Inert Recycling Facility
Waste managed	CDE waste
Capacity	25,000tpa
Date permission granted	
Permission end date	30/09/2022
Description	
<p>The site lies off Puddletown Road, near Wareham, approx 1.5km to the north-east of Bovington Camp. Inert construction, demolition & excavated wastes are imported and processed into graded recycled aggregates and soils.</p>	

Table 26

Swanage Household Recycling Centre	
Location	Swanage, Prospect Business Park
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Date permission granted	March 2010
Permission end date	Permanent
Lease finish	18/11/2135
Description	
<p>The facility is located on Prospect Business Park, Swanage. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership. The HRC is a split level facility, which opened in 2011.</p> <p>Access to the HRC is at the end of Prospect Business Park. The site has a combined entrance for the public and operators' vehicles. The site is divided into two areas. At the lower level is the operator's yard area where bulking and container changes are undertaken. The higher level public area has the rubble container, recycling banks and a waste oil, gas</p>	

Swanage Household Recycling Centre
<p>canister, and paint depository. There is also an indoor store for the WEEE recycling. Site accommodation consists of a block built building. The accommodation includes a restroom/kitchenette area with views of the upper public area, manager’s office overlooking the lower yard, plant room, stairwell and Disabled Access W.C and Shower Room below.</p>
<p>Site constraints</p> <p>Located on allocated employment land.</p>
<p>Expansion opportunities</p> <p>There is no need to expand the facility</p>

Table 27

Swanworth	
Operator	Suttle Stone Quarries
Location	Swanage
Type	Inert Recycling Facility Inert landfill
Waste managed	CDE waste
Capacity	30,000tpa
Permission end date	26/06/2024
<p>Description</p> <p>The facility is located at Swanworth Quarry, which lies approx 500m to the north west of the village of Worth Matravers. Inert construction, demolition & excavated wastes are imported mainly from the local area and are processed into graded recycled aggregates and soils.</p>	
<p>Expansion opportunities</p> <p>Considered for additional inert waste filling capacity. Application subsequently granted planning permission therefore no need to take site forward for allocation.</p>	

Table 28

Wareham Household Recycling Centre	
Location	Wareham, Wesminster Road BH19 4SN
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	8500tpa
Permission end date	Permanent
Description	
<p>The facility is located on Westminster Way Industrial Estate, Wareham. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership. A DCC Highways Depot is located adjacent, to the north of the site.</p> <p>The facility would benefit from some modernisation, including making it split level.</p> <p>Access to the site is directly from Westminster Road through a double gated entrance. The public circulate the one-way system around the HRC depositing material in containers accessed using gantry steps. The operational yard area is within the central area and allows for bin changes without the need to close the site. Located in the building to the right of the main entrance gates is the office and welfare facilities. This also contains an education centre accessed from a separate entrance within the HRC. In the South West corner of the site radio transmitter tower is present and this is operated by Vodafone and Orange.</p>	
Site constraints	
Located on allocated employment land	
Expansion opportunities	
The facility can be improved on the existing site, without the need for expansion.	

Table 29

Trigon Landfill	
Location	Wareham
Operator	Viridor
Type	Non-hazardous landfill
Waste managed	MSW, C&I

Trigon Landfill	
Remaining life	8 years
Date permission granted	May 2005
Permission end date	26/03/2027
Description	
<p>Non-hazardous landfill site with a total area of approx 50ha on the site of a former ball clay quarry. The site lies approx 2.2km to the north west of Wareham and 500m to the south west of the village of Coldharbour. The landfill has been operational since 2008.</p> <p>There is a contract with DWP for disposal of waste until 2016 and the site is also used for some of Borough of Poole's municipal waste as part of its contract with Viridor. Some commercial waste is also disposed of at the site.</p> <p>Site has been mothballed with remaining capacity.</p>	
Site constraints	
Expansion opportunities	
Expansion of landfill not appropriate in line with the waste hierarchy.	

Table 30

East Dorset

Henbury	
Operator	MB Wilkes
Location	Corfe Mullen
Type	Inert Recycling Facility
Waste managed	CDE waste
Date permission granted	Various
Permission end date	31/12/2017
Description	

Henbury
Inert construction, demolition & excavated wastes are imported and processed into graded recycled aggregates and soils.
Expansion opportunities
No know opportunities

Table 31

Henbury Landfill	
Location	Corfe Mullen
Operator	MB Wilkes
Type	Inert landfill
Waste managed	CDE waste
Remaining life	2 years
Date permission granted	Various
Permission end date	31/12/2017
Description	
<p>The site is located within Henbury Quarry, covering an area of just under 10ha. It lies south east of Sturminster Marshall, south of the A31 and east of the A350, and north west of Corfe Mullen.</p> <p>Planning permission was originally granted in February 1990 for an application to restore former sand and gravel workings back to original ground levels. In 2009 a variation in condition was approved to extend the end date of the infilling to the end of 2017.</p>	
Site constraints	
Expansion opportunities	
None	

Table 32

Henbury Road Planing Plant	
Operator	DCC/MB Wilkes
Location	Corfe Mullen
Type	Inert Recycling Facility
Waste managed	Street sweepings and gully waste
Capacity	75000tpa
Date permission granted	September 2011
Permission end date	Permanent
Description	
<p>This facility is located at Henbury Quarry, near Sturminster Marshall. It is currently under construction. Once complete, the site will handle inert wastes from the east of the county arising from Dorset Highways operations, including asphalt road planings and other inert wastes. Bulk quantities of materials comprising will be stored and processed, as required, through campaign crushing and screening to take the material out of waste classification and produce quality recycled aggregates meeting target specifications (WRAP Quality Protocol). Dorset Highways generate typically between 30, 000 and 40,000 tonnes of asphalt road planings / annum and whilst not all of this will be economical to transport to Henbury Pit, a fair proportion will be able to be accommodated. Processed materials will be used predominantly for DCC highway works such as constructing and maintaining trailways, rights of way, byways, cycle routes and footways.</p>	
Site constraints	
Expansion opportunities	
None identified	

Table 33

Knoll Manor	
Location	Corfe Mullen
Operator	W & S Recycling
Type	Inert landfill
Waste managed	CDE waste
Remaining life	8 years

Knoll Manor	
Permission end date	31/12/2023
Description	
<p>The site is located within Knoll Manor Clay Pit, which is a clay quarry located on Brickyard Lane, Corfe Mullen. The quarry has been operational since pre-1940. London Clay was extracted which was historically used for brick and tile production and is now used in local construction works. A revised restoration scheme was approved in 2013 for the use of imported inert waste.</p>	
Site constraints	
Expansion opportunities	
None	

Table 34

Wimborne Household Recycling Centre	
Location	Wimborne
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	7400tpa
Permission end date	Permanent
Lease finish	31/07/2016
Description	
<p>The facility is located at the end of Brook Road Industrial Estate, Wimborne. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership. The site is constrained, is not split level and must be closed when containers are emptied. It is in need of modernisation.</p> <p>Brook Road has residential development to the west and light industrial units to the east. Parking takes place along the eastern side of Brook Road for the majority of its length, therefore reducing the road to single carriageway with passing places at each junction,</p>	

Wimborne Household Recycling Centre
<p>therefore impacting on traffic movements when container changes take place. The site is one of the smallest in Dorset with all operations undertaken by hand due to there being insufficient room for mechanical compaction machines. The site closes for container changes which results in traffic disruption on Brook Road. The site is a level site with containers accessed by gantry steps. Vehicles reverse into marked spaces on the southern side, although containers are situated on both sides.</p>
<p>Site constraints</p> <p>Located on allocated employment land.</p> <p>Site adjoins flood zones 2 and 3 to the south.</p>
<p>Expansion opportunities</p> <p>Expansion of the existing site is considered as an option, however opportunities are likely to be limited. Relocation likely to be the most appropriate option.</p>

Table 35

Christchurch

Avon Common	
Location	Hurn
Operator	Tarmac
Type	Inert landfill
Waste managed	CDE waste
Remaining life	
Date permission granted	2007
Permission end date	11 years from end of sand and gravel extraction
<p>Description</p> <p>The site is located on the eastern side of the A338 dual carriageway some 3.5 km north-east of Bournemouth. Permission was granted in 2007 for sand and gravel extraction, with importation of inert waste material and restoration to commercial forestry plantation woodland</p>	

Avon Common
and heathland. The site is 79 hectares in extent, within which the extraction/filling area is 35.3 hectares. This site is yet to commence as the associated quarrying has not yet commenced, although the permission has been implemented.
Expansion opportunities
None

Table 36

Christchurch Household Recycling Centre	
Location	Christchurch
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	24950tpa
Permission end date	Permanent
Lease	Finish date 12/09/2029
Description	
<p>The facility is located on Wilverley Road, Christchurch. The Household Recycling Centre is operated by W&S Recycling on behalf of the Dorset Waste Partnership.</p> <p>The facility would benefit from some modernisation, including making it split level. The site office could also benefit from being larger and there are currently no shower facilities.</p> <p>Access to the site is from Wilverley Road. A one-way system is in operation within the site with public circulating the perimeter of the site and operators carrying out all activities from within the central yard area. These traffic management arrangements are intended to separate the public vehicles from the operators activities and allows the site to remain open when container changes are undertaken.</p>	
Site constraints	
Located on allocated employment land.	
Expansion opportunities	

Christchurch Household Recycling Centre
The facility can be improved on the existing site, without the need for expansion.

Table 37

Eco Sustainable Solutions, Parley	
Operator	Eco Sustainable Solutions
Location	Parley
Type	Inert Recycling Facility In-Vessel Composting Anaerobic Digestion Open-windrow composting Wood Recycling and Biomass Generator Solid Recovered Fuel Facility Road Sweeping Treatment Facility
Waste managed	CDE waste MSW & C&I waste – green, wood and food waste
Capacity	Various
Date permission granted	Various
Permission end date	Permanent
Description	
The site lies approximately 850m to the north west of Bournemouth Airport and 1.4km to the east of West Parley. It comprises a range of facilities managing MSW, C&I waste and CDE waste.	
Site constraints	
Within Green Belt Proximity to Dorset Heathlands SPA & Ramsar and Dorset Heaths SAC	

Eco Sustainable Solutions, Parley
Access via Chapel Lane
<p>Expansion opportunities</p> <p>Reconfiguration of existing and consented development, including introduction of new processes has been considered</p>

Table 38

Hurn MRF/Waste Transfer Station	
Operator	W&S Recycling
Location	Hurn, Chapel Lane, Parley BH23 6BG
Type	Materials Recycling Facility/Transfer
Waste managed	MSW - Recyclates
Capacity	c. 17,000tpa
Permission end date	Permanent
Lease finish	01/06/2006
Description	
<p>The site is located to the north west of Bournemouth Airport, accessed via Chapel Lane. It comprises of a waste transfer barn and recycling plant and labour to sort and bale material for onward transit. The material recycling equipment is located on the lower level and waste transfer on the upper level. The site consists of a gated access weighbridge, brick build office and mess facilities with a pitched tiled roof, a portakabin for training purposes and meetings, extensive yard area and storage bays for glass and food container.</p> <p>There is limited sorting capability which means the site will have difficulty dealing with fully commingled recyclates arising from Recycle for Dorset.</p>	
Site constraints	
Proximity to Hurn Common SSSI, Dorset Heathlands SPA, Dorset Heaths SAC	
Access via Chapel Lane	
Expansion opportunities	

Hurn MRF/Waste Transfer Station
Limited opportunities and no opportunity for physical expansion.

Table 39

Poole

Site Control Centre, Canford Magna	
Operator	New Earth Solutions
Location	Canford Magna, Poole
Type	MBT and MRF
Waste managed	MSW & C&I - Residual
Capacity	100,000tpa
Date permission granted	Various
Permission end date	Permanent
Description	
<p>The Site Control Centre consists of a complex of buildings, including the Mechanical Biological Treatment Plant (MBT), a landfill gas compound, a two storey porta-cabin office, and a Materials Recovery Facility (MRF). All of the existing activities benefit from permanent planning permission.</p> <p>Materials such as plastics and metals are recovered from the waste and sorted into recycling streams using a mechanical process. Biodegradable waste is separated for further treatment. It is then composted in a fully-enclosed, controlled environment, to produce a land remediation compost.</p> <p>Permission has also been granted for the development of:</p> <ul style="list-style-type: none"> • a Low Carbon Energy Facility (on an area known as the B4 site) • a standalone syn-gas production facility within the established MRF • an extension to the operational MRF to allow for the recovery, sorting and separation of mixed dry recyclable waste <p>All the above waste processing activities currently take place within fully enclosed buildings.</p>	
Site constraints	

Site Control Centre, Canford Magna
<p>Major Developed Site in Green Belt "Site Control Centre south of Magna Road" (Poole Site Specific Allocations & Development Management Policies DPD, Policy SSA26).</p> <p>Within Green Belt</p>
<p>Expansion opportunities</p> <p>Potential for alternative/additional uses on the site and intensification of existing operations have been considered.</p>

Table 40

Canford Recycling Centre	
Operator	Commercial Recycling Ltd
Location	Canford Magna, Poole
Type	MRF, Inert Recycling Facility
Waste managed	C&I – Recyclables CDE waste Hazardous
Capacity	MRF: 175,000tpa Inert Recycling: 250,000tpa
Date permission granted	Various
Permission end date	Permanent
Description	
<p>The site is adjacent to the Site Control Centre (above). It comprises a MRF, where materials are sorted - plastics, metals, woods, soils etc are pulled out. Aggregates go on to be processed at the aggregates recycling facility on site. Wood is sent on to the company's site in Somerset (Somerford) for processing to woodchip. Around three quarters of wastes received are recycled, with any residual waste remaining taken to Beacon Hill landfill.</p> <p>The site is licensed to receive a maximum of 10 tonnes per day of hazardous waste for transfer.</p>	

Canford Recycling Centre
<p>The inert recycling facility manages CDE waste, such as concretes and soils, through a crushing and screening plant.</p> <p>Permission for permanency of the site was granted by Borough of Poole in November 2013.</p>
<p>Site constraints</p> <p>Major Developed Site in Green Belt "Site Control Centre south of Magna Road" (Poole Site Specific Allocations & Development Management Policies DPD, Policy SSA26).</p> <p>Within Green Belt</p>
<p>Expansion opportunities</p> <p>The site control centre considered for alternative/additional uses</p>

Table 41

Mannings Heath MRF	
Operator	W&S Recycling
Location	Poole
Type	Materials Recycling Facility
Waste managed	Recyclates
Capacity	100,000tpa
Date permission granted	April 2013
Permission end date	Permanent
<p>Description</p> <p>Permission was granted for a Material Recycling Facility in 2013 on the Mannings Heath Industrial Estate in Poole. The facility will be capable of processing commingled recyclables. There may also be a separate cardboard recycling facility able to process up to 10,000tpa in the future if it is re-located from Willis Way.</p>	
<p>Site constraints</p> <p>The site is located on an allocated employment site.</p>	

Mannings Heath MRF	
Expansion opportunities	
Considered for its potential for alternative/additional uses	

Table 42

Nuffield Waste Management Centre	
Location	Poole
Operator	Viridor
Type	Household Recycling Centre
Waste managed	MSW
Date permission granted	April 2011
Permission end date	Permanent
Description	
<p>The facility is located on the Nuffield Industrial Estate. The Waste Management Centre is operated by Viridor on behalf of the Borough of Poole and comprises a household recycling centre with waste transfer facility. It is a modern, split level facility, which opened in 2012.</p> <p>The transfer facility deals with approximately 30,000tpa of dry recyclates collected from Poole and Bournemouth.</p>	
Site constraints	
Located on allocated employment land.	
Expansion opportunities	
If Borough of Poole use the new MRF to be developed in the Poole area, there may be opportunities for alternative uses on this site.	

Table 43

Mannings Heath MRF	
Operator	SUEZ
Location	Poole

Mannings Heath MRF	
Type	Materials Recovery Facility Waste Transfer Facility
Waste managed	C&I - Recyclates MSW - Bulky and residual waste
Capacity	75,000tpa
Date permission granted	Various
Permission end date	Permanent
Description	
<p>The MRF is located on the Mannings Heath Industrial Estate in Poole. It manages commercial and industrial waste from the Poole area. Permission was granted in April 2013 to allow the facility to accept and bulk up residual and bulky waste arising from local household recycling centres.</p>	
Site constraints	
<p>The site is located on an allocated employment site.</p>	
Expansion opportunities	
<p>Considered for additional/alternative uses</p>	

Table 44

FDS Waste Services MRF	
Operator	FDS Waste Services
Location	17-19 Mannings Heath Road
Type	Materials Recycling Facility
Waste managed	Construction, Demolition and Excavation including timber, rubble, plastics, metal and building materials
Capacity	25,000tpa

FDS Waste Services MRF	
Date permission granted	A recent application was permitted November 2013 to extend this site to allow the site to grow and manage additional
Permission end date	Permanent
Description	
The site is located on the Mannings Heath Industrial Area, on the west side of Mannings Heath Road it is surrounded by other industrial operations, manufacturing, fabrication, warehouse, storage and distribution sites	
Site constraints	
The site is located on an allocated employment site.	
Expansion opportunities	
No further opportunities identified	

Table 45

Willis Way - Carboard Recycling Facility	
Operator	W&S
Location	Poole
Type	Non-Haz Waste Transfer/Recycling
Waste managed	Paper and Cardboard
Capacity	10,000tpa
Permission end date	
Description	
This site's future will depend upon the development of W&S Recycling's MRF at Mannings Heath.	
Expansion opportunities	

Willis Way - Carboard Recycling Facility	
None identified	

Table 46

Bournemouth

Bournemouth Hospital Incinerator	
Operator	SRCL
Location	Bournemouth
Type	Incinerator
Waste managed	Hazardous waste (clinical)
Capacity	950kg per hour
Permission end date	Permanent
Description	
<p>The facility is located on the Bournemouth Hospital complex. Various categories of clinical waste are managed through incineration. The waste is source segregated by customers and collected by specialist vehicles.</p> <p>Clinical waste dealt with at the facility arises generally from hospitals, surgeries, dentists and vets within an area going from Poole to Bognor Regis (including Hants) and north to Bristol and the M4 corridor. Approximately 10% of the waste processed is from Dorset, the majority being from Poole and Bournemouth hospitals plus clinics and surgeries in the east of the county. Around 90% of the waste processed is from Hampshire, including Portsmouth, Southampton, Royal Hampshire and Isle of Wight hospitals.</p> <p>The incineration process generates heat and low pressure hot water is supplied to Bournemouth Hospital as a result.</p>	
Expansion opportunities	
No space for physical expansion	

Table 47

Millhams Household Recycling Centre	
Location	Bournemouth

Millhams Household Recycling Centre	
Operator	W&S Recycling
Type	Household Recycling Centre
Waste managed	MSW
Max. capacity	42,000tpa
Permission end date	NA
Description	
<p>The facility is located on Millhams Road, to the north of Kinson and south of Longham. The Household Recycling Centre is operated by W&S Recycling on behalf of Bournemouth Borough Council. The facility is not split level, but has a one-way traffic circulation system.</p>	
Site constraints	
<p>Located within Green Belt</p> <p>Adjacent to Millhams Mead Local Nature Reserve</p> <p>Foul sewer drainage is an issue to be resolved. Potential need to establish reed bed adjacent to existing site.</p>	
Expansion opportunities	
<p>None identified</p>	

Table 48

Existing Sites with Potential for Expansion

3.3 Many of Dorset's existing waste sites were identified as having potential for expansion or alternative uses to address the identified needs. This could be either physical expansion of the site or potential for additional waste uses within the site. Following further investigation twelve sites have been taken forward as site options in the Draft Waste Plan.

3.4 A detailed site assessment has been prepared for all of the site options contained in the Draft Waste Plan. This assessment considered the potential environmental, social and economic impacts of the identified expansion opportunities. In some cases, expansion has been identified separately through the employment land review.

Site	Location	Existing uses	Expansion opportunities	2015 Draft Waste Plan Site Reference
West Dorset				
Dorchester HRC	Dorchester	Household Recycling Centre	Expansion of the existing site is to be considered as an option to address the need for an improved HRC for Dorchester, along with options to relocate the facility.	WD07 - Loudsmill
Rainbarrow AD Plant	Rainbarrow	AD Plant	Site could provide opportunity for green waste composting facility to serve west of the county. This could benefit from co-location with the existing AD plant. However access could be a constraint.	This site has not been taken forward as an option in the 2015 Plan. However was subsequently promoted by the landowner for green waste composting and included in a further iteration of the Waste Plan.
Rainbarrow Farm	Dorchester	AD Plant	Opportunities are being considered to locate a waste transfer facility, depot or HRC adjacent to the AD plant.	WD06 - Rainbarrow Farm
Portland				
Broadcroft	Portland	Inert Landfill	Extension of the landfill area.	WD10 - Broadcroft Quarry
North Dorset				
Blandford Waste Management Centre	Blandford	Household Recycling Centre Waste transfer	Expansion of the existing site is to be considered as an option to address the need for an improved WMC for Blandford.	ND01 - Holland Way

Site	Location	Existing uses	Expansion opportunities	2015 Draft Waste Plan Site Reference
Downend Farm	Blandford	Wood recycling Green waste composting Inert recycling	Potential for more intensive use of site.	This site has not been taken forward as a site option. No need for these types of waste uses has been identified in this area.
Shaftesbury Household Recycling Centre	Shaftesbury	Household Recycling Centre	Expansion of the existing site is to be considered as an option to address the need for an improved HRC for the area, along with relocation options.	ND06 - Land north of Wincombe Business Park, Shaftesbury
Purbeck				
Binnegar	Wærdam	Materials Recycling Facility Inert Recycling Facility In-vessel composting	SITA is promoting a new MRF/bulking facility to deal with bulky waste and recyclables. Expected capacity of 80,000tpa.	PK03 - Binnegar Environmental Park
Wareham Household Recycling Centre	Wærdam	Household recycling centre	Expansion of the existing site is to be considered as an option to address the need for a vehicle depot.	This site has not been taken forward as a site option. The site has been assessed and there are is no potential for expansion.
Christchurch				

Site	Location	Existing uses	Expansion opportunities	2015 Draft Waste Plan Site Reference
EcoCompost	Parley	Inert recycling facility In-vessel composting Anaerobic digestion Open windrow composting Wood recycling Bioenergy	Reconfiguration of existing and consented development is currently being considered which will include the introduction of new plant and processes and an increase in permitted throughput.	CB02 - Eco-Composting, Parley
Hurn MRF	Hurn	Materials recycling facility	The site could be suitable for bulky waste transfer	CB01 - Hurn MRF
East Dorset				
Wimbome HRC	Wimbore	Household Recycling Centre	Expansion of the existing site is to be considered along with options to relocate the facility.	ED01 - Brook Road
Poole				
Site Control Centre	Canford Magna	Materials recycling facility Mechanical biological treatment	This site and two possible extensions are being considered. There may be opportunities to release additional residual treatment capacity and complementary activities.	PO02 - Site Control Centre, Canford Magna

Site	Location	Existing uses	Expansion opportunities	2015 Draft Waste Plan Site Reference
Nuffield Waste Management Centre	Poole	Household recycling centre Transfer	There may be opportunities for alternative uses on this site such as bulky waste transfer/treatment. There could also be the opportunity for Dorset residents to use the site in Wimborne HRC were to close.	PO03 - Nuffield Waste Management Centre
SITA MRF	Poole	Waste Transfer Facility	This site is being considered for a range of alternative uses including residual waste treatment, recycling, transfer.	PO04 - SITA, MRF, Mannings Heath
Mannings Heath MRF	Poole	Permission for a Materials Recycling Facility	This site is being considered for bulky waste and/or residual waste treatment.	PO01 - Mannings Heath, Area 2 and 3 Ling Road

Review of existing household recycling centres/waste management centres and the need for replacement facilities

3.5 Dorset Waste Partnership highlighted three strategic priorities for the next five years and the Waste Plan sought to allocate specific sites to address these needs. The needs are presented below, in no particular order:

Short Term Priorities

- Replacement of the Blandford Waste Management Centre and waste vehicle depot, North Dorset
- The development of a transfer station for the Dorchester area, West Dorset
- Relocation of the existing Wareham waste vehicle depot and development of a new transfer station, Purbeck

3.6 Longer term, but still within the time frame of the Waste Plan, the following three needs for new or improved household recycling centres in Dorset have been identified. The Waste Plan sought to allocate specific sites to address these needs. The needs are presented below, in no particular order:

Longer Term Needs

- Replacement/Improvement of Dorchester Household Recycling Centre, West Dorset
- Replacement/Improvement of Wimborne Household Recycling Centre and waste vehicle depot, East Dorset
- Replacement/Improvement of Shaftesbury Household Recycling Centre, North Dorset

3.7 The Waste Plan Issues Paper also highlighted issues at other sites in Dorset. For the following reasons it is not considered appropriate to seek to allocate specific sites to address these issues. If the situation changes, applications that come forward to address needs that could not have been foreseen during the plan making stage will be assessed against the suite of policies in the Waste Plan.

Christchurch Household Recycling Centre - Although the existing site is adequate it would benefit from being brought up to modern standards but this could be achieved within the existing site.

Wareham Household Recycling Centre - Although the existing HRC is adequate, it would benefit from being brought up to modern standards but this could be achieved within the existing site.

Sherborne Waste Management Centre - The existing site is partly split level and adequate compared to other sites. Although the site is currently working to capacity waste will be diverted to the new Bridport facility at Broomhills once it is operational. This will remove some of the pressure on the Sherborne WMC.

Nuffield Waste Management Centre, Poole - This facility has recently been refurbished to modern standards with significant capacity. There are no identified needs for additional/replacement HRC's in Poole during the Plan period.

Millihams Household Recycling Centre, Bournemouth - This site is considered to have sufficient capacity and there are no issues identified that will require physical expansion or additional HRCs needed in Bournemouth during the Plan period.

4 Initial consideration of site options

4 Initial consideration of site options

4.1 East Dorset

Needs in East Dorset

4.1 There is an identified need to improve and/or replace the existing household recycling centre in Wimborne. The existing facility is too small, needs bringing up to modern standards and has a poor access. There is also the need for a waste vehicle depot within the Ferndown area of East Dorset.

4.2 Wider needs for strategic facilities serving the County, such as bulky and residual waste treatment facilities, would also be appropriate in East Dorset.

Initial Site Search

Review of Employment Land

4.3 The tables below contain a review of existing employment sites and employment allocations in East Dorset

4.4 The reports reviewed to establish this list are as follows:

- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- Core Strategy 11 East Dorset Employment Land Key Issue Paper Options for Consideration Consultation 4th October – 24th December 2010
- Employment Land Review Stage 1 - Main Report
- Employment Land Review Stage 1 - Appendix 2 East Dorset Maps
- Core Strategy Consolidated Version March 2013 Part 1
- Core Strategy Consolidated Version March 2013 Part 2

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Riverside Ind.Estate (SE of Wimborne)	Allocated Employment Land	1.15	<ul style="list-style-type: none"> Urban area in Wimborne Minster Well used site Access is an issue with a single entrance located within a one way road accessed through a residential area. Access is shared by Wimborne Market, which can cause significant congestion at times B1, B2 and B8 Designation Insufficient undeveloped land in the vicinity therefore unlikely to be suitable for waste facilities 	No, insufficient space
Ferndown Ind. Estate (West of Ferndown, east of the A31)	Allocated Employment Land	57.34	<ul style="list-style-type: none"> Largest and most significant employment area Edge of an urban area Utilisation high and demand is strong B1, B2 and B8 Designation Good access to the A31 A number of units are coming to the end of their lives and some looking to move (to Cobham Gate) therefore there may be opportunities in the medium term Opportunities particularly in the north of the site 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Land to the East of Cobham Road, Ferndown, Known as Cobham Gate	Employment Land	8.5	<ul style="list-style-type: none"> Allocated in Local Plan for development into employment land. Adjacent to the existing industrial area at Ferndown Strategic access is very good, just off the A31. Location close to the A31 also raises issues for increased levels of congestion. Reasonably flat piece of land, currently in agricultural use A planning permission has been granted for B1, B2 and B8 uses and there are no further opportunities on this site 	No, unavailable
Blunts Farm, Ferndown Extension	New Employment Land Allocation	30	<ul style="list-style-type: none"> Potential availability in the medium to long term(2021-31) Land to the west of Ferndown and Uddens Industrial Estates has been removed from the Green Belt and allocated for employment development. This should involve the provision of B1, B2 and B8 employment uses Access arrangements need further consideration 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> This is land previously considered for MBT but rejected by Waste Local Plan Inspector on Green Belt grounds Forestry Commission owned land and they intend to develop it, there may be opportunities to incorporate a waste facility 	
Uddens Trading Estate (South west of Ferndown Industrial estate)	Allocated Employment Land	Unknown	<ul style="list-style-type: none"> Edge of an urban area Utilisation high Further land limited by urban development and designated heathland B1, B2 and B8 Designation Farrow and Ball owned buildings looking to re-locate - this could present an opportunity for a waste facility in the medium term 	Yes
Land to the East of Ferndown Industrial Estate	Core Strategy Omission Site, not taken forward	Unknown	<ul style="list-style-type: none"> This was a site put forward by the landowner for employment use but EDDC considered there was no need for the site Potentially good access Green field site 	Yes
Ebblake Ind. Estate, Verwood	Allocated Employment Land	15.57	<ul style="list-style-type: none"> Edge of an urban area Located on the north-easter edge of Verwood Accessed through an existing operator Intense parking pressures with access provided by two entry points 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Brook Road Area Wimborne	Allocated Employment Land	0.07ha	<ul style="list-style-type: none"> Housing development to the southwest, lies close to the site accessed from the employment area Available land 0.79 ha in the south west of the site but this land is in close proximity to housing B1, B2 and B8 Designation 	Yes
			<ul style="list-style-type: none"> Urban area Within an existing area of light industrial/employment use Some areas of this site are currently under-utilised and the overall use is currently under review, however there are not considered any sites suitable for waste facilities To the south is a development of smaller units which are being re-developed for housing Land in the northern section has been cleared for possible housing for an extension to the adjacent Cobham unit. But no opportunity for a waste facility. The site lies within a wider residential development and access is limited, with entry via a road to the north B1, B2 and B8 Designation 	

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Stone Lane Ind. Estate (North of Wimborne)	Allocated Employment Land	1.85	<ul style="list-style-type: none"> Location of existing site It is understood that there was a planning permission to extend the current site into a car park owned by EDDC, this could still provide an opportunity to improve existing site Located in an urban area Single point of entry and the existing road junction is narrow, with poor visibility The site also lies within a wider area of residential development Land allocated in Core Strategy for housing therefore no land available for waste facility 	No, unavailable
Woolsbridge Ind Estate (Nr Three Legged Cross)	Allocated Employment Land	15.27	<ul style="list-style-type: none"> Rural Setting Generally well established building stock. Currently under-utilised within some areas, particularly the central western area. Several vacant units within Victory Close and Thorne Way General parking pressure on site and access is limited to entry from the north only 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Woolsbridge Extension (Land to the east and south of the existing industrial estate)	New Employment Land Allocation	13.1	<ul style="list-style-type: none"> B2 and B8 Designation Site owned by Anchor and Rawlings Potential availability in the short to medium term (2011-21) Land at Woolsbridge Industrial Estate has been removed from the Green Belt for development for new employment including B1, B2 and B8 employment uses This is not ideally situated for a HRC given that it would be used by residents of Wimborne and Ferndown which are some distance away 	Yes
Gundrymor Ind. Estate, Kingfisher park (South of Three Legged Cross), West Moors	Allocated Employment Land	3.67	<ul style="list-style-type: none"> Small site on the edge of an urban area Remote in terms of the main settlements within the District Well established site Some vacant stock but unlikely to be big enough for a waste facility Considered scope for greater intensification 	No, available land too small

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> Wider issues include restricted access and a general parking pressure B2 and B8 Designation 	
West Moors Petroleum Depot (land between Gundrymor and Woolsbridge)	Existing employment use	Unknown	<ul style="list-style-type: none"> Developed land in the Green Belt Covered by environmental designations A large underutilised area with an existing employment use, large areas of hard standing Unlikely to be suitable for public access but could provide opportunities for waste transfer/treatment 	Yes
Bailie gate Ind. Estate, (SE of Sturminster Marshall)	Allocated Employment Land	7.74	<ul style="list-style-type: none"> Rural, relatively remote location Some vacant units Some potential for further development within the eastern area of the Allocation Access is by means of a single entrance situated to the west and entry currently requires use of residential routes between the A31 trunk road and the employment area. B2 and B8 Designation 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> This is not ideally situated for a HRC given that it would be used by residents of Wimborne and Ferndown which are some distance away Small site on the west edge of Industrial Estate though to have potential, with careful attention to landscaping 	
Balie Gate Extension	New Employment Land Allocation	3.25	<ul style="list-style-type: none"> Available land B1, B2 and B8 Designation The site is flat in nature and is enclosed by strong hedgerows that can form good defensible boundaries from the Green Belt Site owned by Birchmere Ltd This is not ideally situated for a HRC given that it would be used by residents of Ferndown and other parts of east Dorset which are some distance away 	Yes
St Leonards Hospital Previously Developed Site in the Green Belt	Large Developed Site in the Green Belt - Policy VTSW7	Unknown	<ul style="list-style-type: none"> Being developed for housing, application expected soon therefore no available for waste facility Owned by HCA 	No, unavailable

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Blackfield Farm West Moors	Included within urban area - Policy VTSW8	Unknown	<ul style="list-style-type: none"> Impact on heathland Poor access through a residential area would make this site unsuitable for a waste facility 	No, insufficient information
Land at Coopers Lane, Verwood	Included within the urban area - Policy VTSW3	Unknown	<ul style="list-style-type: none"> SNCI designation, site to be developed as a nature reserve Poor access along an unmade road 	No, unavailable due to environmental designation
Does Lane, Verwood	Included within the Green Belt - Policy VTSW3	Unknown	<ul style="list-style-type: none"> Green Belt Poor access along an unmade road Close proximity to residential areas Limited information on precise location, size of land and whether land is within the Green Belt. 	No, insufficient information
Mill Lane, Wimborne		Unknown	<ul style="list-style-type: none"> Very small site - insufficient space Off Minster Square in the town centre 	No, too small

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Military Vehicle Testing Centre	Local Plan Allocation	1.1	<ul style="list-style-type: none"> • Qinetiq Land • Covered by environmental designations 	Yes
Former Sawmill Site, Castle Hill	Local Plan Allocation	0.34	<ul style="list-style-type: none"> • Too small for waste facility • Cranborne Estate owned site, unlikely to be a willing landowner for the development of a waste site. 	No, too small
Former Sims Metal Recycling site, Candys Lane		Unknown	<ul style="list-style-type: none"> • Former recycling site • Green Belt • Good access onto the A31 	Yes
East Dorset Police Headquarters	Developed site	1.4 (approx)	<ul style="list-style-type: none"> • The police looking to move off the site which could present opportunities • Developed land within the Green Belt • Good access onto the A31 • The proximity of the A31 could also present a problem, when combined with the expansion of Ferndown Industrial Estate and the continued operation of the Police Headquarters (to what extent should be clarified) 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Land in front of East Dorset Police Headquarters	Not allocated	1.5 (approx)	<ul style="list-style-type: none"> • This site did have an allocation for a service station on – partly linked to the West Moors bypass that was never progressed. The policy and allocation were deleted when the Core Strategy was adopted this year. • Proximity to A31. Both good and bad, good access but may present issues when combined with the expansion of Ferndown Industrial Estate and the continued operation of the Police Headquarters. • International Heathland Designation adjacent to the site • SNCI to the south of the site • Heathland habitat may also be regenerating on the site itself • The site is both greenfield and Green Belt and it will be hard to justify removal from Green Belt due to the Blunts Farm allocation and other employment areas locally. 	No

Sites from the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD - Issues and Options Document Nov 2011

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Land on Candys Lane, Corfe Mullen	10 Pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Previously undeveloped agricultural land within the Green Belt, hill top location Scheduled Ancient Monument Site access from Candys Lane is poor, may require a new access Site is partially owned by Dorset County Council, part of a county farm Site next to a sewage treatment works which could be an advantage for a waste treatment facility 	Yes
Land off Pompey's Lane, Ferndown	1 Pitch	GT site - possible further investigation	<ul style="list-style-type: none"> Too small for any waste facility Isolated location within the Green Belt 	No, too small
Uddens (Cannon Hill) Plantation, Uddens (Next to Blunts Farm)	25 Pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Green Belt Dominated by dense plantation forestry, owned by the Forestry Commission Poor access onto the site A31 Safeguarded for other community uses Grade 1 Strategic Green Space Site still being considered as a Gypsy and Traveller site so may be unavailable for a waste facility 	Yes
Twin Acorn, Horton Road, Horton	8 Pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Area of farm buildings on the Horton Road in the Green Belt 	No, unavailable

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> Isolated location Close proximity to residential development Poor road access Currently gypsy owned and partly used for gypsy transit, therefore unavailable for waste facility No identified need for a waste facility in this area 	
51 Wayside Road, St Leonards	2 Pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Green Belt Too small for any waste facility Likely to be taken forward as a gypsy and traveller site 	No, too small
Land at Oakley Farm, Three Legged Cross	4 Pitches (1.14 ha)	GT site - possible further investigation	<ul style="list-style-type: none"> Currently used as a transit gypsy and traveller site, therefore unlikely to be available for waste usage Green Belt Rural and remote location A number of unauthorised activities have been recorded on this site including waste transfer 	No, unavailable
Keith Acres, Verwood	15 pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Existing caravan park for a limited period each year, therefore unavailable for waste facility Green Belt 	No, unavailable

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Chipping Depot Woodlands, Verwood Road	3 pitches	GT site - possible further investigation	<ul style="list-style-type: none"> Gravel depot owned by the County Council Within Green Belt and woodland Long narrow slither of land, too small for waste facility 	No, too small
Rifle Club, Hillbury Road, Alderhold	Unknown	Rejected GT site	<ul style="list-style-type: none"> Land owned by Parish Council and unavailable for waste use 	No, unavailable
Various plots on Poole Road (10 -13), Barrow Hill	1 pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Likely to be highway authority objections to the increased use of the access Too small for waste facility 	No, too small
Land adjacent to Smugglers Lane, Corfe Mullen	1 pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Potential impacts on landscape and conservation area status Too small for waste facility 	No, too small
Land off Colehill Lane, Colehill	1 pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Too small for waste facility 	No, too small
Leigh Road, Colehill	1 pitch	Rejected GT site	<ul style="list-style-type: none"> Too narrow and small for waste facility 	No, too small

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
County Farm, North of the A31, Candys Lane Corfe Mullen County Farm, Brog Street, Corfe Mullen	Unknown	Rejected GT site	<ul style="list-style-type: none"> Green Belt Possible impact on landscape Could provide opportunities 	Yes
Land at Naked Cross, Corfe Mullen	Unknown	Rejected GT site	<ul style="list-style-type: none"> Green Belt Degraded Land needs improvement, could provide opportunity for a waste facility Limited information on site location and size to progress site at this stage 	No, insufficient information
Land at Blandford Road and Newton Lane, Corfe Mullen	Unknown	Rejected GT site	<ul style="list-style-type: none"> Green Belt Potential impact on landscape, residential amenity Poor access along a narrow road unsuitable for waste facility Limited information on location and size of site, unable to progress at this stage. 	No, insufficient information
Violet Farm, Corfe Mullen	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Allocated for housing in the Core Strategy therefore unavailable for waste facility 	No, unavailable
Land adj Rushall Park Riding Stables, Corfe Mullen	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Rural location 	No, too small

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> Poor access along a narrow road Too small for waste facility 	
Newlands, Corfe Mullen	Unknown	Rejected GT site	<ul style="list-style-type: none"> Green Belt No information on location of site and size, unable to progress at this stage. 	No, insufficient information
Jemeck, Corfe Mullen	0.4 ha	Rejected GT site	<ul style="list-style-type: none"> Potential impacts on landscape Green Belt Degraded land needs improvement Too small for a waste facility 	No, too small
Land at 140 Ameysford Road, Ferndown	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Poor access Close proximity to neighbouring residential properties Too small for waste facility 	No, too small
Land at St Leonards Farm, Ferndown	Unknown	Rejected GT site	<ul style="list-style-type: none"> Direct access onto the A31 Lawful development for storage, but there could be opportunities for other uses 	Yes
Slop Bog Stage 1 and 2		Rejected GT site	<ul style="list-style-type: none"> Within Dorset Heathlands SPA, therefore unsuitable for waste facility 	No, due to environmental designations.

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
County Farm - Gaunts Common, Holt		Rejected GT site	<ul style="list-style-type: none"> Green Belt Poor access Remote location, away from centre of population No identified need in this area 	No, no identified need
Land rear of 29 Grange Lane	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Too small for waste facility 	No, too small
Site at Sovell Down, Gussage St. Michael	Unknown	Rejected GT site	<ul style="list-style-type: none"> The site is in a very isolated location Poor access and transport links. Brownfield site Site does not having a willing landowner 	No, no identified need
Little Canford Depot, Hampreston (Wessex Water Depot)		Rejected GT site	<ul style="list-style-type: none"> Green Belt Previous developed land Close to the A31 Owned by Wessex Water who may be looking for a new use for the site 	Yes

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
21 Barnsfield Road, Hants	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Too small for waste facility 	No, too small
Former Mannington Gypsy site, Mannington		Rejected GT site	<ul style="list-style-type: none"> Very remote location Owned by the Shaftesbury Estate Limited information, unable to progress at this stage. 	No, insufficient information
Thorneydown Farm, Six Penny Handley Cashmoor		Rejected GT site	<ul style="list-style-type: none"> Very remote location Too small for waste facility AONB 	No, too small
County Farm - Common Road, Six Penny Handley		Rejected GT site	<ul style="list-style-type: none"> Landscape issues Remote location AONB No identified need for a waste facility in this location 	No, no identified need
Land at Red Lane, Six Penny Handley		Rejected GT site	<ul style="list-style-type: none"> Landscape and access issues Remote location AONB No identified need for a waste facility in this location 	No, no identified need

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Farmland at Common Road, Sixpenny Handley		Rejected GT site	<ul style="list-style-type: none"> Landscape issues AONB No identified need for a waste facility in this location 	No, no identified need
Land adjoining St Leonards Hospital		Rejected GT site	<ul style="list-style-type: none"> The site has a recreational value Landscape and ecology issues Limited information about the location and size of available land to progress site at this stage 	No, insufficient information
Field on Foxbury Road, St Leonards	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Too small for waste facility Poor access along unmade road 	No, too small
Land adjoining 415 Wimborne Road East, Stapehill	1 Pitch	Rejected GT site	<ul style="list-style-type: none"> Too small for waste facility 	No, too small
Black Horse Farm, Sturminster Marshall		Rejected GT site	<ul style="list-style-type: none"> Land available likely to be too small for a waste facility Remote location Poor access 	No, too small
Land to the north of Sandhurst Drive, Three Legged Cross		Rejected GT site	<ul style="list-style-type: none"> Green Belt Access through residential area 	No, insufficient information

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> Remote location Limited information on location and size of site, unable to progress at this stage 	
Land at Margards Lane, Verwood		Rejected GT site	<ul style="list-style-type: none"> Green Belt Poor access along an unmade road Limited information on location and size of site, unable to progress at this stage 	No, insufficient information
Harkwood Acres, Verwood		Rejected GT site	<ul style="list-style-type: none"> Land unavailable, circus use 	No, unavailable
Land adjacent White Lodge, Verwood Road	1 pitch	Rejected GT site	<ul style="list-style-type: none"> Green Belt Single gypsy unit with planning permission, unavailable for waste use Too small for waste facility 	No, too small
Land at Noon Hill Road, Verwood		Rejected GT site	<ul style="list-style-type: none"> SSSI Access through residential estate 	No, due to environmental designations.
Gullivers Farm, West Moors		Rejected GT site	<ul style="list-style-type: none"> Available parts of the site are located in the flood plain SNCI/SSSI 	No, due to environmental designations.

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Land at Blackfield Farm, West Moors		Rejected GT site	<ul style="list-style-type: none"> • Access through residential area • Limited information of location and size of site to progress the site at this stage 	No, insufficient area
Land off Station Road, West Moors		Rejected GT site	<ul style="list-style-type: none"> • Available parts of the site are located in the flood plain • SNCI • Important land for SANG 	No, due to environmental designations.
Acorn Nursery, West Moors	1 pitch	Rejected GT site	<ul style="list-style-type: none"> • Planning permission for gypsy and traveller site therefore unavailable for waste facility • Too small for waste facility 	No, and unavailable
Land at Barrack Road, West Parley	1 pitch	Rejected GT site	<ul style="list-style-type: none"> • Green Belt • Too small for waste facility 	No, too small
County Farm - B3078, Wimborne Minster		Rejected GT site	<ul style="list-style-type: none"> • Poole BC Farm • Exposed location • Ancient monument • Flood plain • Limited information on site location and size 	No, unavailable
Land south of Queen Elizabeth School, Wimborne Minster	1 pitch	Rejected GT site	<ul style="list-style-type: none"> • Isolated location • Too small for waste facility 	No, too small

Table 49

Shortlisted Sites - East Dorset

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Ferndown Ind. Estate (West of Ferndown, east of the A31)	57.34	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility Waste Vehicle Depot	<ul style="list-style-type: none"> • Largest and most significant employment area. • Edge of an urban area • Utilisation high and demand is strong • B1, B2 and B8 Designation • Good access to the A31 • A number of units are coming to the end of their lives and some looking to move (to Cobham Gate) therefore there may be opportunities in the medium term • Opportunities particularly in the north of the site 	<p>There are a number of small vacant units but interest is picking up</p> <p>Likely to be reluctance from existing businesses to a waste facility in terms of traffic generation and perception</p> <p>No available units of sufficient size for a waste facility</p>	No - insufficient space
Land to the East of Cobham Road, Ferndown, Known as Cobham Gate	8.5	Household Recycling Facility	<ul style="list-style-type: none"> • Allocated in the Local Plan for development into employment land. 	<p>The site is made up of a consortium of 6 different landowners</p> <p><u>Further Work</u></p>	Yes - for HRC and Depot Site Ref ED10

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		Bulky Waste transfer and/or Treatment Facility Waste Vehicle Depot	<ul style="list-style-type: none"> • Adjacent to the existing industrial area at Ferndown • Strategic access is very good, just off the A31. • Location close to the A31 also raises issues for increased levels of congestion. • Reasonably flat piece of land, currently in agricultural use • A planning permission has been granted for B1, B2 and B8 uses and there may be limited opportunities on this site 	Traffic/Highways EA	
Blunts Farm, Ferndown Extension	30	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> • Potential availability in the medium to long term(2021-31) • Core Strategy Consolidated Version March 2013, land to the west of Ferndown and Uddens Industrial Estates is removed from the Green Belt and 	Forestry Commission consider that there could be opportunities but some concern over adjoining land uses. <u>Further Work</u>	Yes -for HRC and Depot Site Ref ED02

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		Waste Vehicle Depot	<p>allocated for employment development. This should involve:</p> <p>The provision of B1, B2 and B8 employment uses</p> <ul style="list-style-type: none"> • Consider access arrangements • This is land previously considered for MBT but rejected by Waste Local Plan Inspector on Green Belt grounds • This is Forestry Commission owned land and they intend to develop it, there may be opportunities to incorporate a waste facility. 	<p>Consider if a waste facility could deliver a new access to this land from Uddens Drive – this could benefit the business community locally</p> <p>Site is on the right side of Ferndown to be used by Wimborne residents</p> <p>Traffic/Highways Input</p> <p>EA</p>	

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Uddens Trading Estate (South west of Ferndown Industrial estate)	Unknown	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility Waste Vehicle Depot	<ul style="list-style-type: none"> Edge of an urban area Utilisation high Further land limited by urban development and designated heathland B1, B2 and B8 Designation Farrow and Ball owned buildings looking to re-locate - this could present an opportunity for a waste facility in the medium term 	<p>The Farrow and Ball operations are made up of 16 tiny units. They are looking to re-locate these but it is unlikely that this would lead to vacant land of sufficient size for a waste facility. They may be looking to expand and potentially keep the existing buildings for warehouse/storage</p> <p>Farrow and Ball have confirmed that they have completed a new five year plan and have no intention of moving their operations away from Uddens Trading Estate</p>	No - no available land
Land to the East of Ferndown Industrial Estate	4.7	Household Recycling Facility	<ul style="list-style-type: none"> This was a site put forward by the landowner for employment use but EDDC considered there was no need for the site 	<p>Likely to be a willing landowner but Green Belt could be an issue if there are alternative sites on allocated employment land nearby, which there are.</p>	No - other allocated sites available in immediate vicinity outside of Green Belt

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Ebbleke Ind. Estate, Verwood	15.57 (does this include Allocated land without planning permission)	Bulky Waste transfer and/or Treatment Facility Waste Vehicle Depot	<ul style="list-style-type: none"> • Potentially direct access onto the A31 • Within Green Belt • Unallocated site 	<p>This site should only be considered if there are no options within allocated employment land - this is unlikely to be the case and therefore this site is not being taken forward at this stage.</p> <p>May also be an impact on residential properties on Bracken road.</p>	
		Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> • Edge of an urban area • Located on the north-easter edge of Verwood • Accessed through an existing operator • Intense parking pressures with access provided by two entry points • Housing development to the southwest, lies close to the site accessed from the employment area 	<p>This site is too far north and would not be an appropriate location for any of the identified needs</p> <p>Insufficient space for identified needs</p>	No - no identified needs in this location

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Brook Road Area Wimborne		Household Recycling Facility Bulky	<ul style="list-style-type: none"> Available land 0.79 ha in the south west of the site but this land is in close proximity to housing B1, B2 and B8 Designation Urban area Within an existing area of light industrial/employment use. Some areas of this site are currently underutilised and the overall use is currently under review, however there are not considered any sites suitable for waste facilities To the south is a development of smaller units which are being re-developed for housing Land in the northern section has been cleared for possible housing for an extension to the adjacent Cobham unit. But no 	<p>Potential to expand the existing site has been considered in the past and again through this review. The need for improved drainage (new pipeline to sewage works) may be prohibitively expensive to consider for a relatively modest expansion of the site and very minimal gain</p> <p>The landowner of this site is willing to consider the expansion of the existing HRC</p> <p>Potential flooding issues given the sites proximity to the river, need further investigation</p>	<p>Yes, for expansion/improvement of the existing HRC</p> <p>Site Ref ED01</p>

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Woolsbridge Ind Estate (Nr Three Legged Cross) and Woolsbridge Extension	15.27 and 13.1 (within the	Household Recycling Facility	<ul style="list-style-type: none"> opportunity for a waste facility. The site lies within a wider residential development and access is limited, with entry via a road to the north. B1, B2 and B8 Designation Location of existing site It is understood that there was a planning permission to extend the current site into a car park owned by EDDC, this could still provide an opportunity to improve existing site. 	<p>Likely to be an impact on near by housing development</p> <p>This site will be progressed to the next stage as a fall back site in case no sites are able to be identified for a HRC in an appropriate location</p> <p><u>Further Work</u></p> <p>Traffic/Highways Input</p> <p>EA</p> <p>Ecology</p>	Yes, for HRC, treatment and depot.

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
(Land to the east and south of the existing industrial estate)	extension area)	Bulky Waste transfer and/or Treatment Facility Waste Vehicle Depot	<ul style="list-style-type: none"> • Currently under-utilised within some areas, particularly the central western area. • Several vacant units within Victory Close and Thorne Way. • General parking pressure on site and access is limited to entry from the north only • B2 and B8 Designation • Site owned by Ankers & Rawlings Developments • There is the possibility that a site may become available when Selwood move. 	<p>hire) and would like to expand. They are also willing to consider additional waste uses</p> <p>This site would be appropriate for a range of waste management needs. Development of a HRC could serve a wide area and would enable DWP to provide a facility for residents currently using a site in Hampshire under agreement. This could provide further certainty for the future.</p> <p>Wider waste management uses should also be considered for waste treatment and a waste vehicle depot.</p> <p><u>Further Work</u></p>	Site Ref ED03

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
West Moors Petroleum Depot (land between Gundrymor and Woolsbridge)	Unknown	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> Land at Woolsbridge Industrial Estate extension area is removed from the Green Belt and developed for new employment The extended Ind Estate site should involve the provision of B1, B2 and B8 employment uses. 	Traffic/Highways Input EA Landscape	Yes Site Ref ED04
			<ul style="list-style-type: none"> Developed land in the Green Belt Covered by environmental designations A large underutilised area with an existing employment use, large areas of hard standing Unlikely to be suitable for public access but could provide opportunities for waste transfer/treatment 	This site has potential, however there is allocated land outside of the Green Belt which is likely to be preferred.	

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Balie gate Ind. Estate, (SE of Sturminster Marshall) and Balie Gate Extension	7.74 and 3.25 (with the extension area)	Household Recycling Facility Waste Vehicle Depot	<ul style="list-style-type: none"> Rural, relatively remote location Some vacant units Some potential for further development within the eastern area of the Allocation Access is by means of a single entrance situated to the west and entry currently requires use of residential routes between the A31 trunk road and the employment area. B2 and B8 Designation This is not ideally situated for a HRC given that it would be used by residents of Wimborne and Ferndown which are some distance away 	<p>This location is unsuitable for a HRC given the population it would need to serve</p> <p>This existing Industrial estate and extension area should be considered for a waste vehicle depot</p> <p><u>Further Work</u></p> <p>Traffic/Highways Input</p>	Yes, for a Depot only Site Ref ED07

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Military Vehicle Testing Centre	1.1 plus	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> Small site on the west edge of Industrial Estate though to have potential, with careful attention to landscaping The extension area is flat in nature and is enclosed by strong hedgerows that can form good defensible boundaries for the Green Belt Extension area owned by Birchmere Ltd 	This site forms part of the former MOD DERA establishment which was transferred to Qinetiq in 2001/2002. MOD no longer have any dealings with this site	No, given the sites rural location, poor access and that the site is covered with environmental designations

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Former Sims Metal Recycling site, Candys Lane	Unknown	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility Depot	<ul style="list-style-type: none"> Former recycling site Green Belt Good access onto the A31 	<p>This site is not in an appropriate location for a HRC given the area it will need to serve</p> <p>If there is a good access onto the A31 this site could be an option for a depot</p> <p><u>Further Work</u></p> <p>Traffic/Highways Input</p> <p>EA</p>	<p>Yes, for a depot</p> <p>Site Ref ED08</p>
Land on Candys Lane, Corfe Mullen	GT site - possible further investigation	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> Previously undeveloped agricultural land within the Green Belt, hill top location Scheduled Ancient Monument Site access from Candys Lane is poor, likely to need a new, suitable access 	<p>DCC property happy for us to look at land at Candys Lane as an option for a waste facility. There is lots of land here and at Merley Hall Farm (owned by BBC).</p> <p>The former Sims Metal Recycling Site is being considered. As this is previously developed land</p>	No

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land at St Leonards Farm, Ferndown	Rejected GT site	Household Recycling Facility Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> Site is owned by Dorset County Council, part of a county farm Site next to a sewage treatment works which could be an advantage for a waste treatment facility Rejected GT site 	it is considered more appropriate than the wider County Farm land.	SA undertaken but site not progressed Site Ref ED09
Little Canford Depot, Hampreston (Wessex Water Depot)	Rejected GT site	Household Recycling Facility Bulky	<ul style="list-style-type: none"> Previous developed land Close to the A31 and Canford Bottom roundabout 	Site is in the wrong location and would have significant access issues.	Yes Site Ref ED05

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		Waste transfer and/or Treatment Facility Depot	<ul style="list-style-type: none"> Owned by Wessex Water who may be looking for a new use for the site Land could be unavailable if planning permission is granted for residential use The site represents an existing use in the Green Belt, and could be redeveloped in to an alternative use with a similar footprint There is an SNCI on site that would need to be protected 		
East Dorset Police Headquarters	Developed site	Household Recycling Facility	<ul style="list-style-type: none"> It is understood the police may be looking to move off the site which could present opportunities 	The decision has been made to move forward with the vacation of the police	Yes

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		Bulky Waste transfer and/or Treatment Facility Depot	<ul style="list-style-type: none"> Developed land within the Green Belt should be redeveloped to an alternative use Good access onto the A31 The proximity of the A31 could also present a problem, when combined with the expansion of Ferndown Industrial Estate and the continued operation of the Police Headquarters (to what extent should be clarified). 	headquarters site and thereafter its disposal which could provide opportunities for a waste facility	Site Ref ED06

Table 50

Summary

4.5 The site options within East Dorset contained within the 2015 Draft Waste Plan are listed below.

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
ED01	Brook Road Area Wimborne	HRC	

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
ED02	Blunts Farm, Ferndown	HRC Bulky Waste/Residual transfer and/or Treatment Facility Depot	
ED03	Woolsbridge Ind Estate (two parcels of land east and south of the existing industrial estate)	HRC Bulky Waste/Residual transfer and/or Treatment Facility Depot	
ED04	West Moors Petroleum Depot	Bulky Waste/Residual transfer and/or Treatment Facility Depot	For reasons of accessibility this site was not progressed for a HRC which is a public accesses facility.
ED05	Little Canford Depot	HRC Depot	
ED06	East Dorset Police Headquarters	HRC Bulky Waste/Residual transfer and/or Treatment Facility Depot	

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
ED07	Balie gate Industrial Estate & Extension Area	Depot	
ED08	Land at Candy's Lane, Corfe Mullen (Former Sims Metal Recycling site, Candys Lane)	Depot	
ED09*	Land at St Leonards Farm, Ferndown	HRC Bulky Waste/Residual transfer and/or Treatment Facility Depot	Following completion of the SA this site is considered unsuitable and has not been taken forward to the Draft Waste Plan
ED10*	Land to the East of Cobham Road, Ferndown, Known as Cobham Gate	HRC Bulky Waste/Residual transfer and/or Treatment Facility Depot	*For deliverability reasons this site has not been taken forward to the Draft Waste Plan

4.2 Christchurch

Needs in Christchurch

4.6 Wider needs for strategic facilities serving the County, such as bulky and residual waste treatment facilities, may be appropriate in Christchurch.

Initial Site Search

Review of Employment Land

4.7 The table below contains a review of existing employment sites and employment allocations in Christchurch.

4.8 Where early consultation with districts and waste collection authorities has highlighted possible opportunities for waste sites, or where sites have been suggested through consultation on the Waste Plan Issues Paper, this has also been stated.

4.9 The reports reviewed to establish this list are as follows:

- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- Employment Land Review Stage 1 - Main Report
- Employment Land Review Stage 1 - Appendix 1 Christchurch Maps
- Core Strategy Consolidated Version March 2013 Part 1
- Core Strategy Consolidated Version March 2013 Part 2
- Dorset-wide Gypsy, Traveller and Travelling Show people Site Allocations Joint Development Plan Document Consultation – November 2011 Issues and Options Consultation Document

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Aviation Park West	Allocated Employment Land - General Industrial/Business Area	74.50	<ul style="list-style-type: none"> ● Likely to be 15 h of available land in 2011 -21 and a further 9 h of land between 2021 -31 ● Aviation Park West has a prevailing industrial character but with emerging clusters of office development concentrated within the far western area of the aviation park. ● There is some scope for further complementary uses over remaining developable land in this area of the aviation park. ● Current Allocation for Mechanical Biological Treatment plant (MBT) ● B1, B2 and B8 Designation ● Discussions with Manchester Airport Group (MAG) and Christchurch BC have indicated that there would be no support for waste uses in this area. It is a priority growth area and through the LEP there is a more than local expectation that growth will be accelerated in the coming years. Waste sites would be incompatible with existing and planned uses for the site. Development of a MBT facility as allocated has been attempted by MAG but has never been successful. There is likely to be an application to develop this site for a non waste use later this year (2014). 	No, unwilling landowner

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Aviation Park North East Sector	Allocated Employment Land - General Industrial/Business Area	63.10	<ul style="list-style-type: none"> Likely to be 9 h of available land between 2021-31 B1, B2 and B8 Designation Poor access along Matchams Lane, unlikely to be suitable for waste vehicles There could be opportunities within this area in the longer term but this would be dependent on the development of a link road between west and east, however depending on the facility this might not fit with the aspirations of MAG and CBC. MAG would be concerned about any waste uses that could create safety concerns such as bird strike or chimney height. 	Yes
Cimex International (Somerset Road/Wilverly Road)	Allocated Employment Land Without Planning Permission - General Industrial/Business Area (CS Policy KS5)	1.80	<ul style="list-style-type: none"> B1, B2 and B8 Designation Amenity issues given the sites proximity to the Grange Estate Good access to the site CBC have concerns that this area should be re-redeveloped for high quality employment uses Site to be considered further through Local Plan part 2 - Site Allocations for traditional employment type uses which would not sit with the development of a waste facility 	No, contrary to Local Plan Policy
Gaswork Site (Bridge Street)	Allocated Employment Land Without Planning Permission - General Industrial/Business Area	1.60	<ul style="list-style-type: none"> Site located in an area of high flood risk (Zone 3a) Part of the site has been developed for sheltered housing 	No, insufficient space

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	(CS Policy CH1)		<ul style="list-style-type: none"> Access/transport issues relating to the Stanley Lane roundabout The Core Strategy looks to see this site developed for town centre type uses, therefore unlikely to be compatible with a waste facility No land thought to be available 	
Stony Lane	Allocated Employment Land - General Industrial/Business Area & partly Suis Generis (CS Policy KS5)	1.70	<ul style="list-style-type: none"> B1, B2 and B8 Designation This site has been redeveloped and now comprises 2 car show rooms and light industrial units therefore no available land 	No, unavailable
Qinetiq (Bailey Drive)	Allocated Employment Land - High Quality Business Park	1.80	<ul style="list-style-type: none"> B1, B2 and B8 Designation Present usage likely to continue Planning permission granted for supermarket and 24 Flats therefore no land available 	No, unavailable
Fairmile Road/Vacant land at Avon Trading Park	Non- allocated Employment Land (in 2007 Employment Review) General Industrial/Business Area (CS Policy KS5)	0.70	<ul style="list-style-type: none"> B1, B2 and B8 Designation Situated on the edge of the Avon Trading Park Access/traffic issues given that the site is located in a heavily congested area Amenity issues given that the site is situated directly opposite a new residential development Available land unlikely to be large enough for a waste facility 	No, insufficient space

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Grange Road Depot	Non- allocated Employment Land (in 2007 Employment Review) General Industrial/Business Area	1.10	<ul style="list-style-type: none"> • B1, B2 and B8 Designation • This is a current waste vehicle depot that is being relocated to Southcote Rd, Bournemouth. The site is owned by CBC and is being considered for a mix of housing and employment uses. Any waste development would therefore be very close to new residential development which is unlikely to be compatible. • Given that a 50/50 split between employment and residential use is being considered, available land would be too small for waste development. 	No, insufficient space
BAE(Grange Road)	Non- allocated Employment Land - high quality business Park (in 2007 Employment Review) High Quality Business Park	7.95	<ul style="list-style-type: none"> • B1, B2 and B8 Designation • Good strategic road access, located just of the A337 and close to the A35 • Residential development to the rear and opposite the front of the site. • A high-tech knowledge industry complementary to BAE is considered desirable to raise levels of productivity which contribute to long term sustainable economic growth, therefore unlikely to be compatible with waste facilities. • Much of this site has been built out, whats left unlikely to be large enough for a waste facility. The only available parcels of land are also pressed up against residential uses. 	No, insufficient space

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Baptist Church Site (Airfield Way)	Non- allocated Employment Land	0.60	<ul style="list-style-type: none"> B1, B2 and B8 Designation Land in a number of separate ownerships Available land backs onto residential land Although available land may be too small for a waste development there could be opportunities within the wider industrial area worth considering. 	Yes
Bournemouth & West Hants Water (located at Avon Trading Park)	Non- allocated Employment Land (in 2007 Employment Review) General Industrial/Business Area (CS Policy KS5)	0.70	<ul style="list-style-type: none"> Low density development Access through residential area, any intensification of this site and subsequent traffic generation is likely to raise issues for Mill Road B1, B2 and B8 Designation 	Yes
Marine Coast Guard Training Centre	Non-Allocated Employment Land - Education/Training (in 2007 Employment Review) Education/Training	1.34	<ul style="list-style-type: none"> An isolated site in a residential / coastal area Allocation for education/training not compatible with waste uses This site is considered to be a key part of the housing land supply delivery. There is an application for residential development and therefore no land available for waste uses. 	No, unavailable
Land presently used for car sales and	Policy E01	0.73	<ul style="list-style-type: none"> Site built out therefore no land available for waste facility 	No, unavailable

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
land formerly used as a ready mixed concrete site				
Land between Stour Road / Railway, north of station approach	Allocated Employment Land - Without Planning Permission General Industrial/Business Area Policy E02	0.53	<ul style="list-style-type: none"> A significant element of the site is presently taken up by a builders yard and residential uses. The existing uses on the site present difficulties for achieving a comprehensive redevelopment of the site for B1, B2 or B8 Uses Amenity issues given that site is within a residential area Available land too small for waste uses Site being considered for non-employment uses 	No, insufficient space
419 Lymington Road		0.19	<ul style="list-style-type: none"> Developed for residential use, therefore no land available for a waste facility 	No, insufficient space
Hurnwood Park, Avon Causeway, Hurn	Non-allocated Employment Land (in 2007 Employment Review) General Industrial/Business Area	1.53ha	<ul style="list-style-type: none"> Green Belt An isolated employment site 	No, site is within the green belt. There are likely to be other options

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> Poor accessibility Further employment development in this location is likely to be inappropriate in respect of its impact upon the landscape character. 	outside the green belt.
Bostwick Farm, Matchams Lane	Non-Allocated Completion (in 2007 Employment Review) General Industrial/Business Area	0.29	<ul style="list-style-type: none"> Small isolated employment site in the greenbelt Poor accessibility Too small for waste usage 	No, too small
70 Bridge Street		0.11	<ul style="list-style-type: none"> Currently occupied by a builder's reclamation yard and benefits from permission for total redevelopment of the site for the erection of a 3 storey block of offices Too small and unlikely to be appropriate for waste uses in terms of neighbouring uses. 	No, too small
Various business parks at Airfield Way Silver Business Park Airfield Industrial Estate Ambassador Industrial Estate		Large area of land	<ul style="list-style-type: none"> Largely built out however there area a number of small units, many likely to be too small for waste facilities Suitable for higher quality employment land uses, therefore may be unsuitable for waste facilities There is considered to be opportunities particularly in the longer term as the area is re-developed. However, there are not thought to be any vacant sites of sufficient site currently. 	Yes

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Beaver Industrial Estate Sea Vixen Industrial Estate Hughes Business Centre				
Groveley Road, Christchurch		1.36	<ul style="list-style-type: none"> Built out therefore no land available for a waste facility Amenity issues given sites proximity to a residential area Transport issues given that this area is heavily congested. 	No, unavailable
Somerford Road, Christchurch			<ul style="list-style-type: none"> Amenity issues given the sites proximity to the Grange Estate This site is being developed for residential use 	No, unavailable
Priory Industrial Park		2.5	<ul style="list-style-type: none"> Site adjoins BAE site considered above No available land 	No, unavailable

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Land south of Portfield School, Parley Lane			<ul style="list-style-type: none"> • The site is located within close proximity to Portfield School • Green Belt • The site is too small to be considered for a waste facility 	No, too small

Sites taken from the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD - Issues and Options Document
Nov 2011

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Grange Road DSO Depot	15 pitches	Shortlisted GT Site	<ul style="list-style-type: none"> Existing council depot including industrial style units, car parking and storage areas The site is owned by CBC and is being considered for a mix of housing and employment uses. Good access Residential development in close proximity 	No, insufficient space
Various plots on Dudmoor Farm Road	3 pitches	GT site - for possible further investigation	<ul style="list-style-type: none"> Site occupied by Gypsy Families therefore unavailable for waste facilities. Site likely to be too small for waste facility. Other plots have been deemed unsuitable for permanent residential use, due to the proximity of protected Dorset Heathland Poor access, land is off Fairmile Road which is a single track unsuitable for waste vehicles 	No, unavailable
Land at Hurn Court Farm, Parley Lane	15 pitches	GT site - for possible further investigation	<ul style="list-style-type: none"> Site is within the Green Belt, permanent development would be exposed and likely to have adverse impact on the landscape Good access off Parley Lane Land currently being extracted for sand and gravel with restoration to agricultural land. Any potential would therefore be in the longer term. Airport safeguarding issues 	No, unlikely to be deliverable within the plan period

Site name	Size (ha.)	Status	Initial comments on site	Carry Forward?
Land east of Burton		Rejected GT site	<ul style="list-style-type: none"> Green Belt Meryrick Estate Land A number of very small sites that would be unsuitable for waste facilities 	No, insufficient space
Car park adjacent to Council Depot, Grange Road		Rejected GT site	<ul style="list-style-type: none"> Sites being promoted for housing so unavailable for waste facilities 	No, unavailable
Bostwick Farm, Matchams Lane, Hurn		Rejected GT site	<ul style="list-style-type: none"> Close proximity to protected Dorset Heathland Poor access Very constrained site 	No, insufficient space
Forest View, 81 Matchams Lane, Hurn		Rejected GT site	<ul style="list-style-type: none"> Too small for waste facility 	No, insufficient space
Land at Iford Sports Centre, Iford Bridge		Rejected GT site	<ul style="list-style-type: none"> The site is designated as a protected open space and being considered as a SANG for heathland mitigation 	No, unavailable
Land adjoining Purewell Cross Road		Rejected GT site	<ul style="list-style-type: none"> SSSI 	No, unavailable due to environmental designation
Land north of Lyndhurst Road, Roeshot Hill		Rejected GT site	<ul style="list-style-type: none"> Green belt New housing allocation therefore not available for waste facility 	No, unavailable

Table 51

Stage 1 Shortlisted Sites - Christchurch

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Aviation Park North East Sector	63.10	Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> Likely to be 9 h of available land between 2021-31 B1, B2 and B8 Designation Poor access along Matchams Lane, unlikely to be suitable for waste vehicles 	<p>Discussions with MAG and Christchurch BC have confirmed that there could be opportunities for waste facilities within the eastern sector of the airport business park. However this would be in the longer term (outside the plan period) as opportunities would be dependant on infrastructure improvements in the general area and an internal link road between the western and eastern business park.</p> <p>There are concerns about the compatibility of waste facilities with the aspirations of the airport but depending on the facility proposed development should not be ruled out.</p> <p>In terms of location, for strategic sites that might serve a county need this site is in a poor location with access issues. This site should only be considered further if more appropriate sites cannot be found.</p>	No - unlikely to be deliverable within Plan period.

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Baptist Church Site (Airfield Way)	0.60	Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> • Non- allocated Employment Land • Land in a number of separate ownerships • Available land backs onto residential land 	<p>Any needs in this area are likely to be met through an extension to the existing Eco operations and/or the existing Hurn MRF which will be consider for alternative uses.</p> <p>In terms of location, for strategic sites that might serve a county need this site is in a poor location and is unlikely to be large enough for waste uses.</p> <p>This site should only be considered further if more appropriate sites cannot be found.</p> <p>Any needs in the Christchurch area are likely to be met through an extension to the existing Eco operations and/or the existing Hurn MRF which will be consider for alternative uses.</p>	No - insufficient space.
Bournemouth & West Hants Water (located at Avon Trading Park)	0.70	Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> • Low density development • Access through residential area, any intensification of this site and subsequent traffic generation is 	<p>In terms of location, for strategic sites that might serve a county need this site is in a poor location and is unlikely to be large enough for waste uses.</p> <p>This site should only be considered further if more appropriate sites cannot be found.</p>	No - unwilling landowner.

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
			<p>likely to raise issues for Mill Road</p> <ul style="list-style-type: none"> B1, B2 and B8 Designation 	<p>Any needs in the Christchurch area are likely to be met through an extension to the existing Eco operations and/or the existing Hurn MRF which will be consider for alternative uses.</p> <p>Sembcorp Bournemouth Water Ltd have land and premises to the east of this area and have no interest in pursuing a waste use.</p>	
<p>Various business parks at Airfield Way</p> <p>Silver Business Park</p> <p>Airfield Industrial Estate</p> <p>Ambassador Industrial Estate</p> <p>Beaver Industrial Estate</p>		<p>Bulky Waste transfer and/or Treatment Facility</p>	<ul style="list-style-type: none"> Largely built out however there area a number of small units, many likely to be too small for waste facilities Suitable for higher quality employment land uses, therefore may be unsuitable for waste facilities There is considered to be opportunities particularly in the longer term as the area is re-developed. However, there are not 	<p>In terms of location, for strategic sites that might serve a county need these areas are poorly located. In addition there are not thought to be any vacant sites of sufficient size for waste uses.</p> <p>This site should only be considered further if more appropriate sites cannot be found.</p> <p>Any needs in the Christchurch area are likely to be met through an extension to the existing Eco operations and/or the existing Hurn MRF which will be consider for alternative uses.</p>	<p>No - insufficient space.</p>

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Sea Vixen Industrial Estate Somersford Business Park Hughes Business Centre			thought to be any vacant sites of sufficient site currently.		
Hurn MRF	1.3ha	Bulky Waste transfer and/or Treatment Facility	<ul style="list-style-type: none"> This is an existing waste facility Possible alternative use 	Further information can be found in Chapter 3 Existing Waste Facilities	Yes Site Ref CB01
Eco-Composting			<ul style="list-style-type: none"> Existing facility 12.3ha Proposed Extension 4.5ha This site has been nominated for a range of uses by Eco-sustainable Solutions 	Further information can be found in Chapter 3 Existing Waste Facilities	Yes Site Ref CB02

Table 52

Summary

- 4.10** There are no identified needs for waste facilities to serve the local area in Christchurch. The existing household recycling centre is not a modern split level facility but it is considered that the site is of sufficient size to enable it to be improved within the existing footprint if the finances were available during our plan period.
- 4.11** No new site options will be short listed within the Borough of Christchurch. The site options that will be considered are existing facilities being considered for additional uses as follows;
- 4.12** The site options within Christchurch contained within the 2015 Draft Waste Plan are listed below.

Waste Plan Site Reference	Site Option	Proposed Use
CB01	Hurn MRF	Bulky waste transfer/treatment
CB02	Eco-Composting	Reconfiguration of site including new plant and processes

4.3 West Dorset, Weymouth & Portland

Needs in West Dorset

4.13 Within West Dorset, there is one key area of need. There is a need for a new household recycling centre, along with a transfer facility in the Dorchester area. The existing household recycling centre has very poor access, is too small and is not split level. Additionally it must be closed when containers are emptied. The rollout of the Recycle for Dorset collection scheme is generating a need for a transfer facility in or around Dorchester. The household recycling centre and transfer facility could be separate facilities, or could be co-located. There is also a need for a vehicle depot in Dorchester.

4.14 The Waste Plan Issues Paper identified the need for an improved waste management centre (WMC) in Sherborne. However, since this consultation further discussions with Dorset Waste Partnership have taken place concluding that there is no longer a need to expand the Sherborne WMC. This is largely due to the development of the Bridport WMC.

4.15 General needs for organic waste facilities were identified which could also potentially be accommodated within West Dorset.

4.16 Discussions with Wessex Water have also highlighted the need for an extension to Maiden Newton Sewage Treatment Works.

4.17 In addition, several sites have been nominated for inert filling. For completeness these have been listed at the end of this section.

Initial Site Search

Review of Employment Land

4.18 The table below contains a review of existing employment sites and employment allocations in West Dorset.

4.19 Where early consultation with districts has highlighted possible opportunities for waste sites, or where sites have been suggested through consultation on the Waste Plan Issues Paper, this has also been stated.

4.20 The reports reviewed to establish this list are as follows:

- West Dorset and Weymouth & Portland Employment Land Review - Site Assessment Report 2013
- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- West Dorset, Weymouth & Portland Draft Local Plan - Pre-Submission Draft (June 2012) with Proposed Modifications (July 2013)

- Local Plan Background Paper September 2013 (Eastern Area, Northern Area) - for omission sites
- Dorset-wide Gypsy, Traveller and Travelling Show people Site Allocations Joint Development Plan Document Consultation – November 2011 Issues and Options Consultation Document

Employment Sites

4.21 The West Dorset and Weymouth & Portland Employment Land Review - Site Assessment Report 2013 reviewed existing supply of employment land to:

- Identify those sites that will meet the needs of the market and should be retained for employment uses
- Identify those which don't meet such requirements and could be made available for an alternative purpose

4.22 The review focused on B1a, B1b, B1c, B2 and B8 land.

4.23 Existing employment sites in West Dorset, Weymouth and Portland are not formally identified in either of the adopted Local Plans, but are afforded some protection under policy ET1 of the West Dorset Plan and policy E2 of the Weymouth and Portland Plan which seek to retain employment land and premises in employment uses.

4.24 The Local Plan was in the process of preparation when this work was carried out, and the submitted Local Plan was reviewed as part of this exercise. Proposed employment and mixed use allocations are included in the list below. Where they correspond with sites in the Employment Land Review this is stated. Similarly, Key Employment Sites identified in the Local Plan (comprising existing employment sites) are included and it is stated where they correspond with sites in the Employment Land Review.

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
BRO 02	Roman Hill Trading Estate	Broadmayne	Existing Employment Site Key Employment Site - Submission Plan	1.38	Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Site has limited capacity to provide additional development Converted farm buildings Single access road into and out of the site. Site is remote from the village 	No - limited capacity
Cerne 01	Buildings at Francombe Farm	Cerne Abbas	Site with potential for new employment uses	0.49	Nothing specifically - AD options a possibility	<ul style="list-style-type: none"> Site is directly adjacent to the A352 The site has a single entry/exit point. Not ideally located for waste facility. 	Unlikely to be a need in this area
CHMIN 01	Land adjacent Charminster Farm	Charminster	Site with potential for some employment uses as part of a mixed	19.86		<ul style="list-style-type: none"> Site is currently in agricultural use Development here may be prohibited by highways access issues 	Yes - if there is a need in this area (small area adjoining)

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
CHMIN 03 CHMIN 04	Charminster Depot & Charminster Farm	Charminster	use development Existing Employment Site Key Employment Site - Submission Plan	1.41/ 1.25		<ul style="list-style-type: none"> Greenfield Site is contrary to policy for housing Potential landscape impact <p>Potential for further development or intensification may be limited by highways access issues.</p>	existing employment site only Yes - if there is a need in this area Investigate whether there is sufficient available employment land and what the aspirations are for this employment site
CROSS 01	Land at Warmwell Road	Crossways	Allocated employment site (2006 Local Plan)	2.08	Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Site offers significant potential for employment uses. Currently benefits from planning permission. 	No - insufficient space; the site has not been allocated

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
					HRC/ waste transfer facility	<ul style="list-style-type: none"> Site is allocated for employment development in the existing Local Plan under policy EA11. 2.10ha available land Good access - adjacent to Dorchester link road Detached from residential areas This site adjoins CROSS 03 The site has not been allocated through the emerging Local Plan Planning permission on site for office/light industrial units (Class B1) granted in June 2011 (ref: 1/D/10/001961). The 	through the emerging Local Plan

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
CROSS 02	Land to the North of Crossways	Crossways	Site with potential for some employment uses as part of a mixed use development	20.18	Bulky waste transfer/treatment facility HRC/waste transfer facility	<p>permission has been implemented but not constructed.</p> <ul style="list-style-type: none"> Current application on the site for 49 homes and 8 commercial units (ref: WD/D/14/002768). Yet to be determined. <ul style="list-style-type: none"> Greenfield Potential for B2/B8 uses adjacent to the railway line however this may not be in line with landscaping requirements Adjacent to residential area Aspirations of WDDC are for housing, but beyond the emerging plan period (to 2031) 	No - the site has not been allocated through the emerging Local Plan

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
CROSS 03	Land to the West of Crossways	Crossways	Site with potential for some employment uses as part of a mixed use development (ELR)	12.15	Bulky waste transfer/treatment facility HRC/waste transfer facility	<ul style="list-style-type: none"> Greenfield Good access - adjacent to Dorchester link road Detached from residential areas This site adjoins CROSS 01 Aspirations of WDDC are for employment, but beyond the emerging plan period (to 2031) 	No - the site has not been allocated through the emerging Local Plan
CROSS 04	Land to North West	Crossways	Site with potential for some employment uses as part of a mixed use development	8.25	Bulky waste transfer/treatment facility HRC/waste transfer facility	<ul style="list-style-type: none"> Greenfield Adjacent to residential area The site has not been allocated in the emerging Local Plan 	No - the site has not been allocated through the emerging Local Plan

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
CROSS 05 (ELR) CRS1 (Submission Local Plan)	Land to the South of Crossways	Crossways	Site with potential for some employment uses as part of a mixed use development Proposed allocation for Mixed Use/ incorporation within DDB - Submission Plan	32.50	Bulky waste transfer/ treatment facility HRC/ waste transfer facility	<ul style="list-style-type: none"> Greenfield Aspirations of WDDC are for housing/community uses The emerging Local Plan states that the development has the potential to focus community facilities in a central location. The allocation includes a minimum of 3.5 ha for employment. In terms of the distribution of uses, it is stated that the area to the north-east is likely to be more suited to employment uses as a Key Employment Site The site is adjacent to Hybris Business Park which includes some less 	Yes - further review to see what space may be available

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
CROSS 06	Hybris Business Park	Crossways	Existing employment site Key Employment Site (ECON 2) - Submission Plan	3.06	Bulky waste transfer/treatment facility	<p>neighbourly employment uses (inc. a small scale MRF).</p> <ul style="list-style-type: none"> Site is suitable for continued employment use and may have capacity to provide additional development through intensification. Site already contains some less neighbourly employment uses Hybris MRF is located on this site 	Yes - further review to see what space is available, if there is a need in this area
DOR02 (SP)	Parkway Farm Business Park	Dorchester	Key Employment Site - Submission Plan		HRC/WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Within AONB but in urban context. Good access along Poundbury bypass road and then onto A35. 	No - existing Parkway Farm Business Park unlikely to have capacity.

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DOR02 (SP)	Parkway Farm Business Park - Extension	Dorchester	New Employment - Submission Plan	0.93	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Site located away from residential properties and other sensitive uses. Limited remaining availability within existing employment site Site is an extension to Poundbury Parkway Farm and is allocated for non-neighbourly use (Policy DOR 2) Within AONB but in urban context. Good access along Poundbury bypass road and then onto A35. Site located away from residential properties and other sensitive uses. Community farm currently located on this site. 	Yes

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 02 (ELR) DOR01 (SP)	Poundbury	Dorchester	Proposed Allocation for Mixed Use Urban Extension - Submission Plan	114.9	HRC/ WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Urban extension to Dorchester - has the potential to continue to deliver employment uses as part of a mixed use scheme. Potential for development of an employment only site at Poundbury Parkway Farm - this is an extension to the existing employment area. This site most likely to be suitable for waste facilities within Poundbury (see below). Within AONB but in urban context. 	Yes - investigate opportunities as part of master planning/reserved matters and whether there could be other employment areas in future phases.
DORCH 01	Land at St Georges Road	Dorchester	Proposed Allocation - Submission Plan	2.56	HRC/ WMC	<ul style="list-style-type: none"> Site allocated for housing and/or employment use in emerging Local Plan (Policy DOR8) 	No - allocated for housing

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 03	Land adjacent to bypass	Dorchester	Site with potential for some employment uses as part of a mixed use development (ELR) (Inc within Alt Sites Consultation)	26.60	HRC/ WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Well defined and visually well contained site Close to existing residential area Access through residential area as with existing HRC Land contained between bypass and residential areas (Castle Park & Old Poundbury) Site not taken forward for employment land in Local Plan Access likely to be problematic as through residential area, or need for new access onto A35 Highways concerns about additional traffic at stadium roundabout Allocated in 2006 Local Plan as amenity space 	No - not allocated as employment land in emerging Local Plan.

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 04	Land south of the bypass	Dorchester	Site with potential for some employment uses as part of a mixed use development (ELR)	42.81	HRC/ WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Site not taken forward in Local Plan Access to A35. Access would need improvement. AONB Greenfield site Potential landscape impacts Employment area close to access road was proposed when site was submitted for consideration Two landowners - Duchy and Came Down Estate 	No - not allocated in emerging Local Plan
DORCH 05	Land to the north of the Water Meadow	Dorchester	Site with potential for some	124.7	HRC/ WMC	<ul style="list-style-type: none"> Site not taken forward in Local Plan 	No - not allocated in

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
			employment uses as part of a mixed use development (ELR) (Inc within Alt Sites Consultation)		Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> AONB Greenfield site Access to A35 via B3143 - need for new infrastructure Detached from built form of Dorchester, with flood plain in between 	emerging Local Plan
DORCH 06	Fairfield Car Park	Dorchester	Site with potential for some employment uses as part of a mixed use development (ELR)	2.23	HRC/WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Town centre site Site not taken forward in Local Plan Currently used for town market and car park, therefore unavailable Poor access 	No - site unavailable

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 07	Charles Street	Dorchester	Allocated site - mixed use	1.68	HRC/ WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Town centre site - primarily retail and residential Outline planning permission granted for Phase 2 of the Charles Street Redevelopment Scheme (to include A1, A3, A2, C1, C3 uses). 	No - mixed-use development permitted on site
DORCH 08	Land to West of Poundbury (Old radio station)	Dorchester	Site with potential for some employment uses as part of a mixed use development (ELR)	40.10	HRC/ WMC Depot Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Greenfield Site not taken forward in Local Plan Dorset AONB Access would need improvement Potential for landscape impacts DWP have suggested this general area for transfer site 	Yes - previously developed Friary Press site only as this is sufficient in terms of space.

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 10	Poundbury West Industrial Estate	Dorchester	Existing employment site Key Employment Site - Submission Plan	4.86	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> DCC Passenger Transport Depot located on old Friary Press site. Previously developed parcel of land within this wider area has potential for waste use. Detached area Existing industrial estate Close to centre of Dorchester Very little facility for further development or intensification of the onsite uses 	No - no available land
DORCH 11	Casterbridge Trading Estate	Dorchester	Existing employment site	1.31	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Existing industrial estate Access constrained. Edge of town location 	No - no available land

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
			Key Employment Site - Submission Plan			<ul style="list-style-type: none"> • Adjacent to residential properties • Limited remaining space 	
DORCH 12	Jonson Trading Estate	Dorchester	Existing employment site	1.06	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> • An adjacent submitted site could represent an extension to the existing employment site. • Site is suitable for continued employment use though the topography and access restraints prohibit further development. 	No - insufficient space
DORCH 13	Allington Industrial Estate	Dorchester	Existing employment site	2.00	HRC/ WMC Bulky waste transfer/ treatment facility	The site has no potential for further development or intensification of the current uses.	No - no available space

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 14	Loudsmill Industrial Estate	Dorchester	Existing employment site Key Employment Site - Submission Plan	3.44	HRC/ WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Existing HRC is sited within this estate Investigate opportunities for expansion Development may be limited by existing access problems Planning permission for housing at Red Cow Farm includes new access from Lubbecke Way to St George's Road which could assist in alleviating traffic issues Land to the east could provide an opportunity for extension if the access problems can be overcome. 	Yes - further review to see what space is available and potential opportunities through reconfiguration of site
DORCH 15	Great Western Business Park	Dorchester	Existing employment site	1.81	HRC/ WMC	<ul style="list-style-type: none"> Limited capacity 	No - insufficient space

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 16	Marabout / The Grove Industrial Estate	Dorchester	Existing employment site Key Employment Site - Submission Plan	12.09	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> May be potential for the site to be extensively redeveloped to more effectively use the land available. Near to town centre. Access through town Existing industrial estate Limited capacity May be some potential for intensification/redevelopment Located northern end of Dorchester Poor access 	No - insufficient space

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
DORCH 17	Railway Triangle Industrial Estate	Dorchester	Existing employment site Key Employment Site - Submission Plan	1.44	HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Any development would likely be required to contribute to highways improvements Lack of parking for existing businesses Existing small industrial estate Constrained - unlikely to be space available 	No - insufficient space
DOR 10	Land to the south of Stadium Roundabout	Dorchester	Park & Ride Trunk Road Service Area (Submission Plan)		HRC/ WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Good access onto A35, with new signalling to be installed as part of Park and Ride Flood alleviation may be a consideration AONB Possible conflict with Local Plan allocation for 	Yes - investigate opportunities for locating alongside Park and Ride

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
MNFV 01	Land adj to Sewerage Works	Maiden Newton	Site with pot for new emp uses	1.19		<p>a park and ride site, and a new trunk road service area.</p> <ul style="list-style-type: none"> Space may be limited depending on provision of the service area Potential for space on other side of railway line (subject to new access) Suggested as a possible site by DWP 	Yes - a need for an extension to the STW has been identified
MNFV 02	Station Road Industrial Estate	Maiden Newton	Existing employment site	0.64		<ul style="list-style-type: none"> Greenfield AONB Site not taken forward in Local Plan Potential affordable housing development immediately to the north (see SHLAA) <p>The site has limited capacity to provide additional development</p>	No - insufficient space.

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
PIDDHIN 01	Enterprise Park	Piddlehinton	Existing employment site Key Employment Site - Submission Plan	10.81	Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Offers the potential for new employment uses through refurbishment of the existing buildings on site. Site may also have the capacity to provide limited new development if highways and landscape requirements can be satisfied Part of site has pp but construction not yet started. Waste planning permission granted on part of this site 2013. Site visible from the AONB Lower slope of the site could have potential 	Yes - If there is a need in this area

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
PUDD 01	Land at Three Lanes End	Puddletown	Site with pot for new emp uses (ELR)	2.01	Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Site offers potential to deliver employment uses Not taken forward in Local Plan Impact on the strategic road network should be considered Access is poor through residential area Adjacent to housing No identified need for a waste facility. 	No - no identified need.
PUDD 02	Northbrook Farm	Puddletown	Allocated site (2006 Local Plan)	1.71	Waste transfer Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Site offers potential to deliver employment uses Good access to A35 Impact on the strategic road network should be considered 	No - no identified need

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
HALS 01	Winford Rural Workshop	Halstock	Existing employment site	1.78		<ul style="list-style-type: none"> Farm located on site No identified need for a waste facility Isolated location may limit development. Limited access via very narrow local lanes Within Dorset AONB No identified need for a waste facility 	No - no identified need
SHE 01	Land adj to Coldharbour	Sherborne	Site with pot for new emp uses	7.14	HRC/WMC Bulky waste transfer/treatment facility	<ul style="list-style-type: none"> Greenfield Site not taken forward in Local Plan Adjacent to existing employment site (mostly offices, plus warehouse). However physically separated from employment site by sunken lane. 	Yes - explore potential for locating a site here - in particular highways and landscape need initial consideration

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
SHE 02 SHER 3	Sherborne Hotel	Sherborne	2006 allocation Proposed new employment site - Submission Plan B1/C1	2.21	HRC/ WMC	<ul style="list-style-type: none"> Potential landscape impacts Access would need improvement, direct access from A30 may be an option (subject to discussion with Highways) 	No - conflict with emerging Local Plan allocation

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
SHE 03	Sherborne House	Sherborne	2006 allocation (mixed use)	4.04	HRC/ WMC	<p>being a key gateway site for the town.</p> <ul style="list-style-type: none"> Waste use unlikely to be compatible and contrary to Policy SHER3 Town centre location Encompasses the Grade I listed Sherborne House, associated outbuildings (a stable block and private home), grounds, and the adjoining areas used mainly for public car parking 	No - unlikely to be compatible with surrounding uses
SHER1 SHE 04 (ELR)	Barton Farm	Sherborne	2006 allocation (mixed use) B1/B2	14.03	HRC/ WMC	<ul style="list-style-type: none"> Urban extension to NW of Sherborne (mixed-use) Allocated in emerging Local Plan (Policy SHER1) 	Yes - further review to see what space could be available as part of masterplanning

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
						<ul style="list-style-type: none"> First area has outline planning permission (279 units). Reserved matters for part of the housing on the site expected shortly. 3.48ha available employment land. Employment element in south-west corner of site 	
SHE 05	Land adjacent to Barton Farm	Sherborne	Site with pot for some employment uses as part of mixed use development	24.65	HRC/ WMC	<ul style="list-style-type: none"> Greenfield Site not taken forward in Local Plan 	No - not allocated in emerging Local Plan
SHE 06	Land to the west of Sherborne	Sherborne	Site with pot for some employment uses as part of mixed use development	27.89	HRC/ WMC	<ul style="list-style-type: none"> Greenfield Site never proposed by WDDC, Site not taken forward in Local Plan Some land in FZ3 Employment uses could be considered at this broad location as part of 	No - not allocated in emerging Local Plan

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
SHE 07	Former Gas Site	Sherborne	Allocated employment site (adopted Local Plan) Proposed allocation - Mixed Use? Submission Plan B1/B2 Site with pot for some employment uses as part of mixed use development	0.80	HRC/ WMC	<p>a mixed use scheme should the site be deemed suitable for development</p> <ul style="list-style-type: none"> Site allocated for housing and employment Some existing housing on edge of site 0.8ha available land Accessible location Access would need improvement Potential flooding/contamination issues Potential for instability issues close to river 	Yes - investigate opportunities here

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
SHE 08	Hunts Depot Site	Sherborne	Existing emp site Key Employment Site - Submission Plan	1.80		<ul style="list-style-type: none"> Site is in full operational use by a single occupier No vacant units and there is very little opportunity for new development. 	No - no spare capacity
SHE 09	South Western Business Park	Sherborne	Existing emp site Key Employment Site - Submission Plan	4.54		<ul style="list-style-type: none"> Site is fully occupied Access to the nearby main road network is good, via well proportioned roads allowing for all vehicle types Within FZ3 Adjacent to conservation area 	No - no available land
SHE 10	The Old Yarn Mills	Sherborne	Existing emp site	0.4		<ul style="list-style-type: none"> No potential for further development or intensification beyond the occupation of the vacant units 	No - too small, no available land

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
SHE 11	Coldharbour Business Park	Sherborne	Existing emp site Key Employment Site - Submission Plan	3.76		<ul style="list-style-type: none"> Limited capacity for additional development Next to SHE 01 	No - limited spare capacity
SHE 12	Sherborne Business Centre	Sherborne	Existing emp site	0.85		<ul style="list-style-type: none"> Limited capacity for additional development 	No - limited spare capacity
BEAM 01	Lane End Farm	Beaminster	Site with pot for new emp uses Key Employment Site - Submission Plan Proposed new employment site - Submission Plan	2.95		<ul style="list-style-type: none"> Separated from residential areas of town - few neighbours Allocated in emerging Local Plan for employment use Currently in agricultural use Within AONB 	Yes - if there is a need in the area

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
BEAM 02	Land to the north of Broadwindsor Road	Beaminster	2006 allocation (mixed use) Proposed allocation for Mixed Use - Submission Plan (B1/B2)	7.86		<ul style="list-style-type: none"> Edge of settlement location - may provide the opportunity to consider some less neighbourly uses Within AONB Around 0.5ha employment land available Site unlikely to be viable for employment only use 	No - insufficient space
BEAM 05	Danisco Site	Beaminster	Existing emp site Key Employment Site - Submission Plan	0.97		Site is in full operational use by a single occupier, there are no vacant units and there is very little opportunity for new development.	No - no spare capacity

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
BEAM 06	Broadwindsor Road	Beaminster	Existing emp site Key Employment Site - Submission Plan	2.71		Little opportunity for additional employment development at this site without redevelopment or intensification.	No - no spare capacity
BEAM 07	Horn Park Quarry	Beaminster	Existing emp site Key Employment Site - Submission Plan	1.38		Restrictions on the undeveloped portion of the site and the nature of the current development limit the opportunities for further development	No - no spare capacity

Site Ref	Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
	Bradford Peverell	North of Dorchester	Existing pumping station	0.8		<ul style="list-style-type: none"> Site suggested by Wessex Water Wessex Water owned land Available land around small pumping stations Access difficulties due to remote location No identified need in this location. 	No - no identified need.

Sites taken from the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD - Issues and Options Document
Nov 2011

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Shady Side, Axnoller Lane	Beamminster	Shaded GT site	1 pitch	<ul style="list-style-type: none"> AONB Likely to be too small 	No - too small
Piddlehinton Gypsy Site	Piddlehinton	Shaded GT site	4 pitches	<ul style="list-style-type: none"> Lies within an existing public gypsy site 	No - too small
Land south of West Stafford	Dorchester	Shaded GT site	10 pitches	<ul style="list-style-type: none"> No access currently Lies south of railway line and main road from village Limited information, unable to progress at this stage 	No
Land east of Coles Lane	Yetminster	Shaded GT site	1 pitch	<ul style="list-style-type: none"> Site remote from main roads Close to housing. Likely to be too small. 	No - too small
Land adj. civic amenity site	Weymouth	Shaded GT site	5 pitches	<ul style="list-style-type: none"> Next to existing HRC 	No - no identified need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Park and ride site				<ul style="list-style-type: none"> Two parcels of land - one to north and one to south Current planning application on land to the south for community sports stadium 	
	Weymouth	Shortlisted GT site		<ul style="list-style-type: none"> Good access Potential conflict with existing use 	No - conflict with existing use
Land at Caphays Drive, Alweston	Nr Sherborne	Rejected GT site		<ul style="list-style-type: none"> Lies off A3030 Rejected due to likely adverse impact on landscape 	No - no need
Nallers Lane, Askerswell	Nr Bridport	Rejected GT site		<ul style="list-style-type: none"> Rural location AONB Rejected due to likely adverse impact on local landscape and subject to flood risk 	No - no need
Litton Lane, Askerswell	Nr Bridport	Rejected GT site		<ul style="list-style-type: none"> Rural location 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
				<ul style="list-style-type: none"> • AONB • Rejected due to likely adverse impact on local landscape incapable of mitigation 	
Hillfield Country Park, Batcombe	Batcombe	Rejected GT site		<ul style="list-style-type: none"> • Off A37 - near clay pigeon • Rejected due to impact on landscape, biodiversity, amenity 	No - no need
Picnic area and car park	Beamminster	Rejected GT site		<ul style="list-style-type: none"> • Rejected due to impact on landscape, biodiversity, amenity 	No - no need
Small paddock r/o Newtown	Beamminster	Rejected GT site		<ul style="list-style-type: none"> • Rejected due to impacts on landscape, historic environment and residential amenity, and access grounds 	No - no need
Lane End Farm (north site)	Beamminster	Rejected GT site		<ul style="list-style-type: none"> • Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Lane End Farm (middle site)	Beamminster	Rejected GT site		<ul style="list-style-type: none"> • Landowner has stated site is unavailable 	No - no need, unavailable
Lane End Farm (south site)	Beamminster	Rejected GT site		<ul style="list-style-type: none"> • Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Wintergreen Barn, Meerhay	Beaminster	Rejected GT site	1 pitch	<ul style="list-style-type: none"> Existing traveller site 	No - no need, unavailable
Land adj tennis courts	Beaminster	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on local landscape and bridleway incapable of mitigation 	No - no need
Fields at Holt Lane	Bishops Caundle	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on local landscape. Site not available for GT use 	No - no need
Land to the north of Watford Lane	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Gore Cross	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Lilac Farm	Bridport	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use 	No - no need
Peak Ground	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Broomhills	Bridport	Rejected GT site		<ul style="list-style-type: none"> Site unavailable for GT use. Permission granted for WMC 	No, WMC already permitted

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Eype Junction	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Miles Cross 1	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Miles Cross 2	Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Council store	Broadmayne	Rejected GT site		<ul style="list-style-type: none"> Rejected as site required by DCC as a chippings storage and there are access and safety issues which cannot be resolved 	No - no need
Land west of South Drove	Broadmayne	Rejected GT site		<ul style="list-style-type: none"> Site unavailable for GT use 	No - likely to be too remote, poor access
Land west of Broadmayne	Broadmayne	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - likely to be too remote, poor access
Corner of Rew Lane and Castle Lane	Buckland Newton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Opposite Rew Head Farm	Buckland Newton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Site at Duntish	Buckland Newton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Field West of Major's Common	Buckland Newton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land at Charminster Farm	Charminster	Rejected GT site		<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape incapable of mitigation 	Yes - land at Charminster Depot/Charminster Farm is being considered for a waste depot
Land East of Green Lane	Chickerell	Rejected GT site		<ul style="list-style-type: none"> Site unavailable for GT use 	No - no need
Land at Fleet Lane	Chickerell	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape and national and European wildlife designations 	No - no need
Land at the end of Ridwood	Chideock	Rejected GT site		<ul style="list-style-type: none"> Site is being allocated for affordable housing 	No - unavailable
Came View Road	Dorchester	Rejected GT site		<ul style="list-style-type: none"> Rejected due to impact on open space Limited information, unable to progress at this stage 	No

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Land opp. Dorchester Town football ground	Dorchester	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use. Limited information, unable to progress at this stage 	No
Land at St George's Road	Dorchester	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation Limited information, unable to progress at this stage 	No
Land adj 26 Chard Road	Drimpton	Rejected GT site		<ul style="list-style-type: none"> Rejected as location considered more appropriate for infill residential development 	No - no need
Woodland south of Frampton	Frampton	Rejected GT site		<ul style="list-style-type: none"> Rejected as located within ancient woodland 	No - no need
Depot land	Frampton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to highway access and safety issues which cannot be resolved 	No - no need
Site east of Halstock	Halstock	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land north of Abbot's Hill Farm	Halstock	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Land south of Abbot's Hill Farm	Halstock	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Three Gates, Land west of Sandy Lane	Leigh	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land south of Rainbow Cottage	Litton Cheney	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape and conservation area incapable of mitigation 	No - no need
Meriden Site	Longburton	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape and conservation area incapable of mitigation 	No - no need
Former Highways Depot	Longburton	Rejected GT site		<ul style="list-style-type: none"> Site to be used for community facilities. 	No - no need
Glenacres	Longburton	Rejected GT site		<ul style="list-style-type: none"> Availability uncertain. Highway safety impacts. 	No - no need
Land at Timber Hill	Lyme Regis	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land south of Steven's Farm	Martinstown	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation Access through village unsuitable 	No - village location

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Land off Cheddington Lane	Mosterton	Rejected GT site		<ul style="list-style-type: none"> Site unavailable - under option to a developer. 	No - no need
Land at New House Farm	Mosterton	Rejected GT site		<ul style="list-style-type: none"> Site unavailable 	No - no need
Hardstanding on A358	Nr Toller Porcorum	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Ex depot site	Portesham	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape, historic environment and countryside management Site unavailable 	No - no need
Land near Ivy House Farm	Osborne	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land North of Bank Farm	Piddlethrethide	Rejected GT site		<ul style="list-style-type: none"> Rejected as likely to have adverse impact on landscape and poor access 	No - no need
Poxwell Grove	Poxwell	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land off the A354	Puddletown	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Boundary Cottage	Puncknowle	Rejected GT site		<ul style="list-style-type: none"> Scheme for affordable housing progressing on site 	No - unavailable.
Chipping Store	Rampisham	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use 	No - no need
Land at Whithay Lane	SalwayAsh, nr Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land opposite Holy Trinity Church	SalwayAsh, nr Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Moorway Lane	Sandford Orcas, nr Sherborne	Rejected GT site		<ul style="list-style-type: none"> Rejected as likely to have adverse impact on landscape and poor access. 	No - no need
Storage depot	SE of Cerne Abbas	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land north of Bradford Road	Sherborne	Rejected GT site		<ul style="list-style-type: none"> Rejected as likely to have adverse impact on landscape. Site not available for GT use 	No - no need
Land adj to Quarry Lane Caravan Park	Sherborne	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Askers Motel Site	Shipton Gorge, nr Bridport	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Former petrol station	South of Evershot	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use 	No - no need
Garden plot	Stinsford	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use 	No - unavailable
Land south east of Marr's Cross	Sydling St Nicholas	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land north of Orchard Close	Sydling St Nicholas	Rejected GT site		<ul style="list-style-type: none"> Site not available for GT use 	No - no need
Land east of graveyard	Symondsburry	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land north of 1, 3 Duck Street	Symondsburry	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape and historic environment incapable of mitigation 	No - no need
Land south of Digby Crescent	Thornford	Rejected GT site		<ul style="list-style-type: none"> Rejected as likely to have adverse impact on landscape. Site not available for GT use 	No - no need

Site name	Location	Status	Size (ha)	Initial comments on site	Carry forward?
Land opposite Rigg Lane Cottages	Trent, nr Sherborne	Rejected GT site		<ul style="list-style-type: none"> Rejected as likely to have adverse impact on landscape and historic environment 	No - no need
Land south of Pipsford Farm	West of Hooke	Rejected GT site		<ul style="list-style-type: none"> Rejected due to likely adverse impact on landscape incapable of mitigation 	No - no need
Land west of Dukes Close	Winterborne St Martin	Rejected GT site		<ul style="list-style-type: none"> Site is being progressed for affordable housing. 	No - unavailable.

Table 53

Shortlisted Site Options - West Dorset

4.25 The table below lists all those sites shortlisted through the Initial Site Search exercise shown above. Further investigation was undertaken on each of the shortlisted sites to decide whether to take them forward as site options.

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Dorchester							
Parkway Farm Business Park - Extension (Poundbury)	DOR02 (SP)	New Employment - Submission Local Plan	0.93	HRC/ WMC	<ul style="list-style-type: none"> Site is an extension to Poundbury Parkway Farm and is allocated for non-neighbourly use (Policy DOR 2) Within AONB but in urban context. Good access along Poundbury bypass road and then onto A35. Site located away from nearby homes and other sensitive uses. Community farm currently located on this site 	The landowner, the Duchy of Cornwall, is still considering options for the site and so has not confirmed whether the site could be made available.	Yes Draft Waste Plan Site Ref: WD08
	Poundbury	Proposed Allocation for Mixed Use Urban Extension	114.9	HRC/ WMC	<ul style="list-style-type: none"> Urban extension to Dorchester - has the potential to continue to deliver employment uses as part of a mixed use scheme. 	No - no available sites	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land to West of Poundbury (Old Radio Station)	DORCH 08 (ELR)	- Submission Plan	40.10	HRC Waste transfer Depot	<ul style="list-style-type: none"> Potential for development of an employment only site at Poundbury Parkway Farm - this is an extension to the existing employment area. This site most likely to be suitable for waste facilities within Poundbury (see below). Within AONB but in urban context. 	Site unlikely to be suitable for HRC due to access/transport issues but should be considered for a transfer station, particularly if some of the exiting uses are relocated. The landowner has confirmed that there could be	Yes Draft Waste Plan Site Ref: WD02

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Loudsmill Industrial Estate	DORCH 14 (ELR)	Existing employment site Key Employment Site - Submission Plan	3.44	HRC	<ul style="list-style-type: none"> DCC Passenger Transport Depot located here Detached area Existing HRC is sited within this estate Investigate opportunities for expansion Development may be limited by existing access problems Planning permission for housing at Red Cow Farm includes new access from Lubbecke Way to St George's Road which could assist in alleviating traffic issues Land to the east could provide an opportunity for extension if the access problems can be overcome 	<p>opportunities for a waste use on this site.</p> <p>Wessex Water has confirmed this site should be considered as an option</p> <p>DWP has some concerns over sustainability of the access - single track concrete road owned by Wessex Water</p> <p>Site would only be suitable as a HRC as the access would restrict further uses</p>	Yes Draft Waste Plan Site Ref: WD07

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land to the south of Stadium Roundabout	DOR 10	Park & Ride Trunk Road Service Area (Submission Plan)		HRC/ WMC Depot	<ul style="list-style-type: none"> • Good access onto A35, with new signalling to be installed as part of Park and Ride • Flood alleviation may be a consideration • AONB • Possible conflict with Local Plan allocation for a park and ride site, and a new trunk road service area. • Space may be limited depending on provision of the service area • Potential for space on other side of railway line (subject to new access) • Suggested as a possible site by DWP 	DWP consider site has potential for HRC/transfer or transfer/depot	Yes Draft Waste Plan Site Ref: WD03

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Charminster Depot & Charminster Farm	CHMIN 03 CHMIN 04	Existing Employment Site Key Employment Site - Submission Plan	1.41/ 1.25	Depot	Potential for further development or intensification may be limited by highways access issues	WDDC have confirmed there could be some potential for re-development on the Charminster Depot/Charminster Farm site There is no space at the depot as a salt barn is being built on the site Dorset Highways have confirmed there could be potential to share facilities.	Yes - as an extension to the current site Draft Waste Plan Site Ref: WD04
Land adj Charminster Farm	CHMIN 01	Site with potential for some employment uses as part of a	1986	Depot	<ul style="list-style-type: none"> Site is currently in agricultural use Development here may be prohibited by highways access issues 	As above - if there is insufficient space on existing site consider a small extension	Yes Draft Waste Plan Site Ref: WD04

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		mixed use development			<ul style="list-style-type: none"> Greenfield Site is contrary to policy for housing Potential landscape impact 		
Land at Stinsford Hill		NA		HRC/ WMC/ Depot	<ul style="list-style-type: none"> Greenfield Site is in agricultural use Adjacent to Sewage Pumping Station Site suggested by Duchy/DWP 	<p>Ilchester Estates, the landowner, has confirmed the land is currently under an option agreement as part of the North Dorchester residential site promotion</p> <p>This site has not been allocated in the emerging Local Plan.</p> <p>Landowner amenable to a waste use.</p>	<p>Yes</p> <p>Draft Waste Plan Site Ref: WD05</p>

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land North West of Monkey's Jump		NA	4.17	HRC/ WMC Depot	<ul style="list-style-type: none"> Site suggested by the Duchy of Cornwall Within Dorset AONB Agricultural land Accessibility issues 	Site owned by Duchy of Cornwall Landowner amenable to a waste use	Yes Draft Waste Plan Site Ref: WD01
Rainbarrow Farm		NA	114 ^{ra}	HRC/ WMC Depot	<ul style="list-style-type: none"> Site suggested by the Duchy of Cornwall Within Dorset AONB Agricultural land adjacent to Rainbarrow Farm Anaerobic Digestion Plant 	Site owned by Duchy of Cornwall Landowner amenable to a waste use	Yes Draft Waste Plan Site Ref: WD06
Sherborne							
Land adj to Coldharbour	SHE 01	Site with pot for new emp uses	7.14	HRC/WMC Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Greenfield Site not taken forward in Local Plan Adjacent to existing employment site (mostly offices, plus warehouse). However physically separated from employment site by sunken lane. 	Sherborne Castle Estate do not agree to this site for this use Concern over landscape impact and impact on setting of Grade I listed castle	No - unwilling landowner

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land adjoining existing WMC		None - site suggested by Sherborne Castle Estates		HRC/WMC	<ul style="list-style-type: none"> Potential landscape impacts Access would need improvement, direct access from A30 may be an option (subject to discussion with Highways) 		Yes
Barton Farm	SHER1 SHE 04 (ELR)	2006 allocation (mixed use) B1/B2	14.03	HRC/ WMC	<ul style="list-style-type: none"> Existing site Good access Site constrained by old landfill to south 	Sherborne Castle Estate do not agree to this site for this use	No - unwilling landowner

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
					<ul style="list-style-type: none"> 3.48ha available employment land. B2 employment element in south-west corner of site, close to the access to the A30 and Horsecastles Lane junction Development Brief states that "the site should accommodate at least 0.6 hectares (1.5 acres) of B2 employment and other non-neighbourly employment types, 2.9 hectares (7.2 acres) of B1 employment, and a further 0.6 hectares (1.5 acres) of either B1 or other employment-generating uses that can be accommodated without undue disturbance to local residents." DB also states that if the land reserved for B2 isn't developed by 2016, it may be released for 		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Former Gas Site	SHE 07	Allocated employment site (adopted Local Plan) Proposed allocation - Mixed Use? Submission Plan B1/B2 Site with pot for some employment uses as part of	0.80	HRC/ WMC	<p>other employment uses (if no evidence of need for B2 land and no alt emp sites are available).</p> <ul style="list-style-type: none"> • Site allocated for housing and employment • Some existing housing on edge of site • 0.8ha available land • Accessible location • Access would need improvement • Potential flooding/ contamination issues • Potential for instability issues close to river 	DWP consider site inappropriate due to access, size and constraints	No

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
		mixed use development					
Other settlements							
Land adj to Sewerage Works, Maiden Newton	MNFV 01	Site with pot for new emp uses	1.19	None?	<ul style="list-style-type: none"> Greenfield AONB Site not taken forward in Local Plan Potential affordable housing development immediately to the north (see SHLAA) 	<p>Discussed site with DWP and site is considered too remote</p> <p>There has been no need identified for any facilities for municipal or other waste in this area</p> <p>Discussions with Wessex Water have identified a need for the expansion of the existing facility and two separate parcels of land are being considered.</p>	<p>Yes, an extension to the STW is being considered</p> <p>Draft Waste Plan Site Ref: WD09</p>

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Enterprise Park, Piddlehinton	PIDDHIN 01	Existing employment site Key Employment Site - Submission Plan	1081	Green waste composting	<ul style="list-style-type: none"> Offers the potential for new employment uses through refurbishment of the existing buildings on site. Site may also have the capacity to provide limited new development if highways and landscape requirements can be satisfied Part of site has pp but construction not yet started. Waste planning permission granted on part of this site 2013. Site visible from the AONB Lower slope of the site could have potential 	<p>WDDC Economic Development confirmed there is no potential on this site because it makes an important contribution to the local employment resource and as such they would not want to see the use of this land for the development proposed.</p>	No - conflict with local policy

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Bourne Park, Piddlehinton				Green waste composting	<ul style="list-style-type: none"> Land adjacent to existing AD Plant. Could benefit from co-location with existing facility 	WDDC consider that site would be unsuitable for expansion due to the potential additional traffic and the impact of development on the rural amenity/landscape	No - conflict with local policy
Lane End Farm, Beaminster	BEAM 01	Site with pot for new emp uses Key Employment Site - Submission Plan Proposed new employment	2.95	Nothing specifically But AD opps possibility	<ul style="list-style-type: none"> Separated from residential areas of town - few neighbours Allocated in emerging Local Plan for employment use Currently in agricultural use Within AONB 	WDDC Economic Development confirmed there is no potential on this site because: Site makes an important contribution to the local employment resource and as such would not want to see the use of this land for the development proposed.	No - no identified need

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Land adj. civic amenity site, Weymouth	-	site - Submission Plan Shortlisted GT site	5 acres		<ul style="list-style-type: none"> Next to existing HRC Two parcels of land - one to north and one to south Current planning application on land to the south for community sports stadium 	<p>No need identified in this area.</p> <p>DWP has confirmed that there is no need for expansion of the site</p>	<p>No - no identified need</p>
Land to the South of Crossways	CROSS 05 (ELR) CRS1 (Submission Local Plan)	Site with potential for some employment uses as part of a mixed use development Proposed allocation for Mixed	3250	Bulky waste transfer/treatment facility HRC/waste transfer facility	<ul style="list-style-type: none"> Greenfield Aspirations of WDDC are for housing/community uses The emerging Local Plan states that the development has the potential to focus community facilities in a central location. The allocation includes a minimum of 3.5 ha for 	<p>The landowner, Cavendish & Gloucester Properties, do not agree to this site to this use.</p>	<p>No - unwilling landowner.</p>

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Hybris Business Park, Crossways	CROSS 06	Use/ incorporation within DDB - Submission Plan Existing employment site Key Employment Site - Submission Plan	3.06	Transfer Bulky waste transfer	<p>employment. In terms of the distribution of uses, it is stated that the area to the north-east is likely to be more suited to employment uses as a Key Employment Site</p> <ul style="list-style-type: none"> The site is adjacent to Hybris Business Park which includes some less neighbourly employment uses (inc. a small scale MRF). <p>Site is suitable for continued employment use and may have capacity to provide additional development through intensification.</p> <ul style="list-style-type: none"> Site already contains some less neighbourly employment uses Hybris MRF is located on this site 	<p>Economic Developer officers confirmed that 'Development could be acceptable as an extension, but it would not be appropriate where it would result in a loss of key employment land.'</p>	No - insufficient space

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation and suggested further work	Is this site considered to be a deliverable option?
Broadcroft Quarry		NA	532 ra	Waste transfer facility Inert landfill	<ul style="list-style-type: none"> Site has been nominated by Portland Stone Ltd Extension of existing inert landfill site Active quarry 	<p>Extension of site not possible within boundary of existing business park.</p> <p>Although we were not actively looking to allocate sites for inert filling this site was nominated so will be subject to public consultation</p>	<p>Yes</p> <p>Draft Waste Plan Site Ref: WD10</p>
Coombeffield Quarry		NA	146 ra	Waste transfer facility Inert landfill	<ul style="list-style-type: none"> Site has been nominated by Portland Stone Ltd Active quarry 	<p>Although we were not actively looking to allocate sites for inert filling this site was nominated so will be subject to public consultation</p>	<p>Yes</p> <p>Draft Waste Plan Site Ref: WD11</p>

Table 54

Summary

4.26 Seven site options will be considered within or around Dorchester for locating a household recycling centre and/or transfer facility. This includes extension of the existing site and alternative site options. An additional site is being considered for just a waste vehicle depot. Two sites have been nominated for consideration for inert landfill with waste transfer and one site has been nominated for an extension to a sewage treatment works.

4.27 Since this work was undertaken, further discussions with Dorset Waste Partnership have confirmed there is no need for a new/improved WMC in Sherborne. Therefore although one site was shortlisted in Sherborne, no site options are being presented in the Draft Waste Plan.

4.28 The site options are listed below.

Waste Plan Site Reference		Site Option	Proposed Use
Dorchester			
WD01		Land North West of Monkey's Jump	HRC/ WMC/ Depot
WD02		Old Radio Station, Dorechster (Friary Press - Land to West of Poundbury)	HRC/Waste transfer/Depot/WMC
WD03		Land to the south of Stadium Roundabout	HRC/ WMC/ Depot/transfer
WD04		Land adjacent to Charminster Farm	Depot
WD05		Land at Stinsford Hill, Dorchester	HRC/ WMC/ Depot
WD06		Rainbarrow Farm	HRC/ WMC/ Depot
WD07		Loudsmill Industrial Estate	HRC
WD08		Parkway Farm Business Park	HRC

Waste Plan Site Reference	Site Option	Proposed Use
Other needs		
WD09	Maiden Newton STW	Extension to existing STW
WD10	Broadcroft Quarry	Waste Transfer and Inert Landfill
WD11	Coombefield Quarry	Waste Transfer and Inert Landfill

4.4 North Dorset

Needs in North Dorset

4.29 The identified needs within the North Dorset district are explained below.

4.30 In Blandford, there is a need for a new waste management centre (WMC), comprising household recycling centre (HRC) with transfer facility. The existing WMC has uncertainty of tenure, is too small and has poor access. The HRC element is not split level and needs bringing up to modern standards.

4.31 There is also a need for a vehicle depot in Blandford. This could be situated with the WMC or on a separate site.

4.32 In the Shaftesbury and Gillingham area, there is a need for a modern household recycling centre. The existing HRC in Shaftesbury is in a good location but is at capacity. Furthermore, significant housing development is proposed in Gillingham and Shaftesbury which will add additional pressure to the existing site. The site has to be closed when containers are emptied and has equality issues as it is not split level.

4.33 Discussions with Wessex Water have also highlighted the need for an extension to Gillingham Sewage Treatment Works.

Initial Site Search

Review of Employment Land

4.34 The table below contains a review of existing employment sites and employment allocations in North Dorset.

4.35 Where early consultation with districts and waste collection authorities has highlighted possible opportunities for waste sites, or where sites have been suggested through consultation on the Waste Plan Issues Paper, this has also been stated. Additionally, opportunities on land in county council ownership are identified.

4.36 The reports reviewed to establish the initial list of sites are as follows:

- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- North Dorset Local Plan (adopted January 2003)
- North Dorset Local Plan 2011-2026 Part 1 (Pre-Submission Document November 2013)
- Employment Land Review (2007)

Call for sites

4.37 The urgent need for a Waste Management Centre in Blandford and the limited site options that emerged from the review of employment land led to additional focused work. In November 2014, a letter was sent to all businesses located on the following industrial estates/business parks: Sunrise Business Park, Blandford Heights, Clump Farm, Holland

Way, Uplands & Stour Park. A letter was also sent to agents in the area. The letter stated that Dorset Waste Partnership were looking for a site to located a waste management centre or household recycling centre or transfer facility.

4.38 In response two sites were nominated. These sites, Land to the south of Pimperne and Land opposite Milborne Business Centre, are included below.

Employment sites

4.39 References from the adopted North Dorset District-Wide Local Plan (2003) have been used for sites in the table below.

4.40 The new North Dorset Local Plan will cover a period from 2011 to 2026. No new employment sites are proposed as there is more than sufficient employment land at the four main towns. It is stated that each of the four main towns has at least one key strategic employment site. These are highlighted in the table below. Some of these sites are also identified for 'Employment Growth' in the new Local Plan (Pre-Submission Draft). A mixed-use urban extension is proposed in Gillingham and this is also included in the table.

4.41 Three employment sites covered in the Employment Land Review were identified as 'requiring further investigation' with regard to their future role (and their potential for mixed-use regeneration). These sites now are (or form part of larger areas) identified for regeneration in the new Local Plan - this is stated below.

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/2/1	Sunrise Business Park	Blandford	Existing - B1/B8	5.55	<ul style="list-style-type: none"> Existing industrial estate 	No - insufficient space
E/2/2 & E/2/3	Blandford Heights, Clump Farm & Holland Way Industrial Parks	Blandford	Existing - B1/B8 Employment Site - Pre-Sub Local Plan	13.62 + 7.52	<ul style="list-style-type: none"> 0.14ha available land Existing industrial estate Current HRC located on this estate 1.64ha available land (Blandford Heights & Clump Farm area) 0.05ha available land (Holland Way area) - however discussions with DWP indicated possibility for expansion of HRC site NDDC believe this to be ideal location for new or expanded WMC 	Yes - investigate opportunities for expansion of existing site and other available land within estate
E/2/4	The Brewery	Blandford	Existing - B1/B8 Key Strategic Employment Site (Pre-Sub LP)	8.18	<ul style="list-style-type: none"> Blandford Brewery site 3ha available land Wider site has planning permission for a mixed-use scheme including 195 homes, a new brewery complex and about 	Yes - investigate whether there is sufficient available employment land

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
			Mixed-use regeneration site (Pre-Sub LP)		<p>3 hectares of new / redeveloped B-Class employment land and buildings.</p> <ul style="list-style-type: none"> • Tesco & Homebase located on site. • Potential traffic issues with other uses. • NDDC may have some concerns owing to other uses on site 	
E/2/5	Stour Park	Blandford	Existing B1/B8	0.44	<ul style="list-style-type: none"> • Retail park - site of Tesco • Planning permission granted to extend Tesco • No available land 	No - insufficient space
E/2/6	Shaftesbury Lane	Blandford	Local Plan allocation Key Strategic Emp Site;	5.12	<ul style="list-style-type: none"> • 4.81ha available land • Outline planning permission granted Sept 2013 for Asda superstore with car parking, petrol station and 1.1ha area for B1/B2/B8 employment land. 	Yes - investigate whether there could be opportunity on area of employment land with planning permission

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
			Employment Growth' (Pre-Sub LP)		<ul style="list-style-type: none"> • Employment land as part of pp adjoins area of existing industrial uses. • Within AONB, however within settlement boundary 	
	Concept House Blandford Heights	Blandford	B1	0.03	<ul style="list-style-type: none"> • 0.03ha available land • Adjoins E/2/5 	No - insufficient space
	Adj World of Pine Shaftesbury Lane	Blandford	B1/B8	0.17	<ul style="list-style-type: none"> • 0.17ha available land • Part of Holland Way Industrial Estate (E/2/3) 	No - insufficient space
E/15/1 (2 - New Local Plan)	Station Road	Gillingham	Mixed-use regeneration site - part of ELR site (Pre-Sub LP) B1/B8	4.28	<ul style="list-style-type: none"> • Existing employment area • 0.50ha available land • Southern end of town, north of railway line • The site is a Regeneration Area in the emerging Local Plan. The area mainly comprises retail, inc Asda, with pp for further retail development. Section GH13 is the only area with some capacity 	No - conflict with emerging Local Plan

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
Policy 21 (New Local Plan)	Gillingham Southern Extension	Gillingham	New Local Plan allocation -Mixed use		<ul style="list-style-type: none"> - however NDDC and the Neighbourhood Plan group has aspirations for this area to include retail, housing and offices as part of the regeneration area • Site shares access to railway station - potential access issues. • Close to housing 	
					<ul style="list-style-type: none"> • Southern Extension to Gillingham proposed through emerging Local Plan. Masterplan to follow. • The southern extension is split into 4 areas <ul style="list-style-type: none"> • Land to the south of Brickfields - employment land • Land to the east of Ham - will include employment land and Kingsmead Business Park 	<p>Yes - investigate what opportunities there might be through master planning</p> <p>The two areas within the southern extension with potential are listed below</p>

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/15/2 LP Policy 21 (Pre-Sub Local Plan)	Brickfields Business Park	Gillingham	B1/B8 Key Strategic Emp Site (Pre-Sub LP)	29.78	<ul style="list-style-type: none"> Land to the east of Lodden Lakes - housing Land to the south of Ham -housing Existing industrial estate, with extension area allocated in adopted Local Plan The area is included within the Gillingham Southern Extension and comprises one of the four main areas: 'Land to the south of Brickfields' A Masterplan is being prepared for development of the Southern Extension with this area planned for employment land (see Policy 21 of Pre-Submission Local Plan). Southern end of town, south of railway line 11.66ha available land 	Yes - investigate opportunities for locating a site here

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
Site L Policy 21	Park Farm/ Land at Kingsmead Business Park	Gillingham	Local Plan allocation/ B1/B8	4.16 + 0.35	<ul style="list-style-type: none"> Currently some access issues, but new road from B3081 proposed as part of masterplan, making access by HGVs and from Shaftesbury direction good. Some screening likely to be required NDDC believe this to be ideal location for a new HRC or waste facility 	Yes - investigate opportunities on Kingsmead Business Park and proposed surrounding uses to assess compatibility

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/15/4 & Site K	Gilbury Yard/Higher Ham Farm	Gillingham	B1/B8 Local Plan allocation B2	0.53 + 0.46	<ul style="list-style-type: none"> • Adjacent to area proposed for local centre of Gillingham Southern Extension (Policy 21 of Pre-Submission Draft). Aspirations for convenience stores, offices and possibly a school in the local centre • Potentially incompatible with proposed uses 	No - insufficient space; conflict with emerging Local Plan

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/15/3	Tomlins Lane	Gillingham	B1/B8	0.15	<ul style="list-style-type: none"> Existing industrial estate 0ha available land 	No - insufficient space
Site I	Peacemarsh	Gillingham	Local Plan allocation	2.66	<ul style="list-style-type: none"> 1ha available land Located at northern end of town; not ideal for access from Shaftesbury Site of Neil's Yard Remedies headquarters Planning application currently being considered to extend Neil's Yard Access identified as gateway into Gillingham in Town Design Statement Identified for high end uses (Policy 19) 	No - insufficient space; conflict with emerging Local Plan
	Shearstock Farm	Gillingham	B1/B8	0.48	<ul style="list-style-type: none"> 0.42ha available land 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> • Located off B3081 between Gillingham and Shaftesbury • Has planning permission for various employment uses 	
	Unit 26 Brickfields	Gillingham	B2	0.17	<ul style="list-style-type: none"> • 0.17ha available land 	No - insufficient space
	Chantry House 21 Brickfields	Gillingham	B1a	0.08	<ul style="list-style-type: none"> • 0.08ha available land 	No - insufficient space
	Farm Buildings, Lower Langham Farm	Gillingham	B1/B8	0.26	<ul style="list-style-type: none"> • 0.06ha available land 	No - insufficient space
E/37/1	Longmead Industrial Estate	Shaftesbury	B1/B8	7.06	<ul style="list-style-type: none"> • Existing industrial estate • 0ha available land 	No - insufficient space
E/37/2	Wincombe Business Park	Shaftesbury	B1/B8	6.52	<ul style="list-style-type: none"> • Existing industrial estate • Current HRC located on this estate • 0.22ha available land 	<p>Yes - Investigate potential for expansion of existing site</p> <p>Consider expansion of site into Wiltshire</p>

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/37/3	CB Morgan Ltd	Shaftesbury	B1/B8	1.24	<ul style="list-style-type: none"> Housing proposed on opposite side of road to estate through emerging Local Plan Expansion of site boundary would be into Wiltshire 	No - insufficient space
E/37/5	Blackmore Creamery	Shaftesbury	B1/B8	0.96	<ul style="list-style-type: none"> 0ha available land Site of existing AD plant 	No - insufficient space
E/37/3	Land adj Littledown Business Park	Shaftesbury	B1/B8	1.18	<ul style="list-style-type: none"> 1.18ha available land Land proposed for housing through emerging Local Plan (Pre-Submission Draft Figure 8.3, no. 9) Opposite Wincombe Business Park 	No - conflict with emerging Local Plan
E/37/4	South of A30	Shaftesbury	Local Plan allocation	7.00	<ul style="list-style-type: none"> 7ha available land South eastern end of town 	Yes - investigate opportunities for locating a facility here

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
			Key Strategic Emp Site; Employment Growth' (Pre-Sub Local Plan)		<ul style="list-style-type: none"> • Access for people living north of Shaftesbury considered acceptable • Land proposed for employment growth through emerging Local Plan (Figure 8.3, no. 6) • Currently site is vacant, with outline planning permission granted in May 2011 for B1/B2/B8 uses • Persimmon Homes own majority of site, which is currently up for sale • NDDC own remainder of site 	
	Enmore Green	Shaftesbury	NA - County owned site	14	<ul style="list-style-type: none"> • Site is on north-western boundary of Shaftesbury and accessible to residents of Gillingham • Steep site • Site is being safeguarded for a highway improvement scheme 	Yes - investigate opportunities for locating a facility here

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Land at Wilkins Farm, Cann	Shaftesbury	NA - County owned site	20	<ul style="list-style-type: none"> As the site is south of Shaftesbury it is unlikely to be suitable for a HRC Access would need improvement 	No - no need in this location.
E/47/1	Butts Pond Industrial Estate	Sturminster Newton	B1/B8	5.80	<ul style="list-style-type: none"> Existing industrial estate 0ha available land North of town centre Close to housing 	No - insufficient space
E/47/2	North Dorset Business Park (formerly Rolls Mill)	Sturminster Newton	B1/B2/B8 Key Strategic Emp Site; Employment Growth' (Pre-Sub LP)	7.16	<ul style="list-style-type: none"> Existing industrial estate 6.33ha available land Located off A357 Site suggested by DWP DCC owned (check) A Development Brief for the site has been drawn up by the local community and endorsed by NDDC. Aspirations for area close to the road to have food uses and for remainder to have high value 	Yes - investigate opportunities and proposed surrounding uses to assess compatibility

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/47/3	The Creamery Site	Sturminster Newton	Mixed-use regeneration site (Pre-Sub LP) B1/B8	1.10	<ul style="list-style-type: none"> employment uses - may not be compatible with waste use Aspirations for front of park to be a business park with B1, B2 and small scale B8 uses and for rear area to be a distribution park with B8, B2 and small scale. B1 uses only at eastern edge of site HCA investment in Business Park Existing industrial estate 0.08ha available Town centre The Creamery site, as identified in the ELR, has already been redeveloped with a mix of uses including employment uses 	No - insufficient space
E/47/4	Manston Road	Sturminster Newton	B1/B8	0.49	<ul style="list-style-type: none"> Existing industrial estate 0ha available land 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> Existing storage/removals company located here Northern end of town 	
	Clarks Yard Bath Road	Sturminster Newton	B1	0.08	<ul style="list-style-type: none"> 0.08ha available land Northern part of town The builder's yard is relocating to the North Dorset Business Park Planning permission has been granted for 15 houses on this site 	No - insufficient space
SN7	Southern Part Former Livestock Market	Sturminster Newton	B1a	0.26	<ul style="list-style-type: none"> Mixed used allocation in Local Plan 0.23ha available land Town centre Planning permission granted for housing 	No - insufficient space
E/40/1	Station Road	Stalbridge	B1/B8	7.82	<ul style="list-style-type: none"> Existing/committed employment site 	Yes - investigate opportunities within this

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> 0.70ha available land Not ideally situated for a waste facility Location of closed down steel works, Fudges and timber yard. Current application for permission to move business into unit Policy 20 of the emerging Local Plan relating to development in the countryside would apply No growth proposed for Stalbridge in emerging Local Plan 	site and give further consideration to whether there is any need for a waste facility in this area
E/41/1	Gibbs Marsh Trading Estate	Stalbridge	B1/B8	7.58	<ul style="list-style-type: none"> Existing industrial estate 0ha available land Not ideally situated for a waste facility Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
	Brixey's Dairy	Tarrant Hinton	B1	0.50	<ul style="list-style-type: none"> 0.25 available land 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/57/1	North Street	Winterborne Kingston	B1/B8	0	<ul style="list-style-type: none"> Not ideally situated for a waste facility Located in AONB Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
	North West Farm Buildings	Winterborne Kingston	B1	0.28	<ul style="list-style-type: none"> 0ha available land Planning permission granted for mixed use scheme Not ideally situated for a waste facility Policy 20 of the emerging Local Plan relating to development in the countryside would apply 0.13ha available land 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/3/1	Former Unigate Factory	Bourton	B1/B8	0.88	<ul style="list-style-type: none"> • Not ideally situated for a waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
E/3/2	South of Lilac Cottage	Bourton	Local Plan allocation	0.58	<ul style="list-style-type: none"> • 0.58ha available land • Restricted to B1/B8 use • Adjacent to residential properties within village 	No - no identified need in this location; unlikely to be compatible with surrounding land uses.

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> • Remote location - not ideally situated for a waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	
	Orchard Ground, Cole Street Lane	East Stour	B1/B8	0.25	<ul style="list-style-type: none"> • 0.25ha available land • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
E/17/2	M Richards/F Martin	Hazelbury Bryan	B1/B8	0.64	<ul style="list-style-type: none"> • 0ha available land • Not ideally situated for a waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • Access via country lanes 	No - insufficient space
	HXF Fine Foods, Handley Cross Farm Pidney	Hazelbury Bryan	B1/B8	0.74	<ul style="list-style-type: none"> • 0.67ha available land • Remote location - not ideally situated for a waste facility 	No - no identified need in this location

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • Access via country lanes 	
	Rowlands Yard, The Causeway	Hazelbury Bryan	B1c	0.08	<ul style="list-style-type: none"> • 0.08ha available land • Not ideally situated for a waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • Access via country lanes 	No - insufficient space
E/19/1	Bartlett's Yard	Hinton St Mary	B1/B8	0.61	<ul style="list-style-type: none"> • 0ha available land • Not ideally situated for a waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • Access via country lanes 	No - insufficient space
E/19/2	Old Estate Yard/White & Sons	Hinton St Mary	B1/B8	0.59	<ul style="list-style-type: none"> • 0ha available land • Not ideally situated for a waste facility 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/23/1	Ltd/Nicholsons Yard	Kings Stag	B1/B8	0.29	<ul style="list-style-type: none"> Policy 20 of the emerging Local Plan relating to development in the countryside would apply Remote location 0ha available land Not ideally situated for a waste facility Policy 20 of the emerging Local Plan relating to development in the countryside would apply Remote location 	No - insufficient space
E/30/1	Blandford Road	Milborne St Andrew	B1/B8	1.88	<ul style="list-style-type: none"> Policy 20 of the emerging Local Plan relating to development in the countryside would apply Old sewage works located opposite which could provide opportunities 	Yes - investigate opportunities within this site and give further consideration to whether there is any need for a waste facility in this area
	Barnes Hill Farm	Milton Abbas	B1a	0.37	<ul style="list-style-type: none"> 0.20ha available land Not ideally situated for a waste facility 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/33/1	Case & Sons	Motcombe	B1/B8	0.28	<ul style="list-style-type: none"> • AONB. • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • 0ha available land • Not ideally situated for a HRC given that it would not need to serve residents from Shaftesbury and Gillingham • Planning permission granted for housing • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
E/34/1	Faccenda Ltd	Okeford Fitzpaine	B1/B8	0.82	<ul style="list-style-type: none"> • 0.06ha available land • Planning permission granted for mixed use housing and employment scheme on site of old chicken farm • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
E/34/2	Poultry Houses	Okeford Fitzpaine	Local Plan allocation	2.89	<ul style="list-style-type: none"> • 0.95ha available land • East of settlement • Neighbourhood Plan area - community has aspirations for housing in this location which is close to the school • Village location, within settlement boundary - not ideally situated for waste facility • Poor access • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - no identified need in this location; unlikely to be compatible with surrounding land uses
	Wessex Park Homes	Okeford Fitzpaine	B2	2.86	<ul style="list-style-type: none"> • 2.86ha available land • Vacant site • Countryside location, between Okeford Fitzpaine and Shillingstone • Poor access 	No - no identified need in this location

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> • Not ideally situated for waste facility • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	
	Down Road	Pimperne	B1/B8	0.34	<ul style="list-style-type: none"> • 0ha available land • Located in AONB. • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
	Blandford Road	Pimperne	B1/B8	1.32	<ul style="list-style-type: none"> • 0ha available land • Located in AONB. • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space
	Pulham Saw Mills Site	Pulham	B1/B8	1.80	<ul style="list-style-type: none"> • 0ha available land • Not ideally situated for a waste facility. Remote location. 	No - insufficient space

Local Plan Site Ref	Site name	Location	Status	Size (ha.)	Initial comments on site	Carry Forward?
					<ul style="list-style-type: none"> • Located in AONB. • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	
	St Patricks Industrial Estate	Shillingstone	B1/B8	1.67	<ul style="list-style-type: none"> • 0ha available land • Located in AONB. • Site is in centre of Shillingstone • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	No - insufficient space

Gypsy, Traveller and Travelling Showpeople Site Allocations DPD - Issues and Options Document Nov 2011

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land at Woodhouse Cross	Gillingham	Stratford GT site	3 pitches	HRC	<ul style="list-style-type: none"> • Current unauthorised traveller site 	No - too small

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land at Thickthorn Lane	Hazelbury Bryan	Shortlisted GT site	1 pitch	None	<ul style="list-style-type: none"> Lies within an existing public gypsy site. Within AONB. 	No - too small
Land at Little Crate Farm	Hazelbury Bryan	Shortlisted GT site	1 pitch	None	<ul style="list-style-type: none"> Existing temporary Gypsy site 	No - too small
Land at Pleck	Hazelbury Bryan	Shortlisted GT site	3 pitches	None	<ul style="list-style-type: none"> Site currently occupied by Travellers 	No - too small
Land at Military Lane	Hazelbury Bryan	Shortlisted GT site	6 pitches	None		No - likely to be too remote, no need in this location
Land at Todber Road	Marnhull	Shortlisted GT site	1 pitch	None	<ul style="list-style-type: none"> Existing traveller site Remote location 	No - too small
Land at Crown Road	Marnhull	Shortlisted GT site	2 pitches	None	<ul style="list-style-type: none"> Remote location 	No - too small
Plantworld	Milton on Stour, nr Gillingham	Shortlisted GT site	15 pitches	HRC	<ul style="list-style-type: none"> Currently a plant nursery Village location Conservation area to north 	No - no identified need

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
					<ul style="list-style-type: none"> Site now been withdrawn as a GT site Located to north of Gillingham - not ideally situated for waste facility given that access from Shaftesbury is necessary 	
The Corner, Motcombe	Motcombe, nr Shaftesbury	Shortlisted GT site	1 pitch	HRC	<ul style="list-style-type: none"> Existing Traveller site Village location 	No - too small
The One Oak, Pulham	Pulham	Shortlisted GT site	1 pitch	None	<ul style="list-style-type: none"> Existing Traveller site Remote village location 	No - too small
Site at Calves Lane	Shaftesbury	Shortlisted GT site	1 pitch	HRC	<ul style="list-style-type: none"> Existing Traveller site 	No - already a GT site
Land east of Shaftesbury at Salisbury Road	Shaftesbury	Shortlisted GT site	8 pitches	HRC	<ul style="list-style-type: none"> Existing Traveller site 	No - already a GT site
Stour Yard	Stour Provost	Shortlisted GT site	1 pitch	None	<ul style="list-style-type: none"> Existing Traveller site 	No - already a GT site
The Old Quarry	Stour Provost	Shortlisted GT site	5 pitches	None	<ul style="list-style-type: none"> Former quarry Village location 	No - too small

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
North Dorset Business Park	Sturminster Newton	Shortlisted GT site	15 pitches	HRC/ WMC	<ul style="list-style-type: none"> • Employment site • Some backland considered suitable for GT uses • Now been withdrawn as a GT site 	Yes - as part of employment sites review
Bottles (part), West Stour	West Stour	Shortlisted GT site	6 pitches	None	<ul style="list-style-type: none"> • Adjoins A30 • Remote village location 	No - no need in this location
Downfield	Winterborne Stickland	Shortlisted GT site	5 pitches	None	<ul style="list-style-type: none"> • Remote village location 	No - too small
Sunrise Business Park	Blandford Forum	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> • Rejected due to location within an employment area 	No - reviewed as part of employment sites review
Land off Martins Lane	Bourton	Rejected GT site		None	<ul style="list-style-type: none"> • Rejected due to unacceptable impact on landscape 	No - no need in this location
Site at Lady Caroline's Drive	Bryanston, nr Blandford	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> • Rejected due to unacceptable impact on landscape not capable of mitigation • Limited information, unable to progress at this stage 	No - insufficient information

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land off Templecombe Lane	Buckhorn Weston	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land at Cann Common	Cann Common	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Field Adj. Charlton Inn	Charlton Marshall	Rejected GT site		None	<ul style="list-style-type: none"> Rejected as site within floodzone 3b with climate change 	No - no need in this location
Dairy Farm	Charlton Marshall	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and poor access 	No - no need in this location
Site south of Charlton Marshall	Charlton Marshall	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Dovecote Farm	Child Okeford	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape not capable of mitigation 	No - no need in this location
Land west of Child Okeford	Child Okeford	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and bridleway 	No - no need in this location

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Layby and verge, Durweston	Durweston	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape Limited information, unable to progress at this stage 	No - insufficient information
Field Grove Wood	Durweston/ Winterborne Stickland	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape, biodiversity and recreational resources Limited information, unable to progress at this stage 	No - insufficient information
Land opposite Pound Farm	Farnham	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape, village setting and residential amenity. 	No - no need in this location
Land at Farnham	Farnham	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape, conservation area and listed buildings 	No - no need in this location
Land between South Farm & The Old Smithy	Farnham	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to impact on open space 	No - no need in this location

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land at Fifehead Common	Fifehead Neville	Rejected GT site		None	<ul style="list-style-type: none"> Site not currently available 	No - unavailable, no need in this location
Land at Cherry Orchard Lane	Gillingham	Rejected GT site		HRC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and listed buildings Limited information, unable to progress at this stage 	No - insufficient information
Woodwater Farm	Gillingham	Rejected GT site		HRC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on local landscape, poor access and flood risk Limited information, unable to progress at this stage 	No - insufficient information
Copper Beach	Hazelbury Bryan	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape not capable of mitigation 	No - no need in this location
Land at Pidney Hill	Hazelbury Bryan	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land at Pidney	Hazelbury Bryan	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
The Old Sand Pit	Hilton	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and conservation area 	No - no need in this location
Crown Farm	Hilton	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape, conservation area and listed buildings 	No - no need in this location
Bulbarrow Hill	Ibberton	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape not capable of mitigation 	No - no need in this location
Staggs/Ochil Barn	Ibberton/ Winterborne Houghton	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape not capable of mitigation 	No - no need in this location
Kings Stag Copse	Kings Stag	Rejected GT site		None	<ul style="list-style-type: none"> Existing permitted traveller site 	No - unavailable
Field adj Former Mill	Kings Stag	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land at Back Street	Kingston Magna	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land at Moorcourt Farm	Marnhull	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land off Cothayes Grove	Melcombe Bingham/ Ansty	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land to rear of Milton Road	Milborne St Andrew	Rejected GT site		None	<ul style="list-style-type: none"> Rejected as part of site within flood zones 2 and 3 	No - no need in this location
Site adj Blandford Hill	Milborne St Andrew	Rejected GT site		None	<ul style="list-style-type: none"> Site not available 	No - unavailable
Land opposite Church Farm	Motcombe, nr Shaftesbury	Rejected GT site		HRC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - insufficient information.
					<ul style="list-style-type: none"> Limited information, unable to progress at this stage. 	
Conygar Coppice	Okeford Fitzpaine	Rejected GT site		None	<ul style="list-style-type: none"> Rejected as on contaminated land 	No - no need in this location
					<ul style="list-style-type: none"> May be being taken back as a shortlisted GT site 	
Site on Castle Lane	Okeford Fitzpaine	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
St James Common	Shaftesbury	Rejected GT site		HRC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape not capable of mitigation - located on hillside 	No - insufficient information

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
					<ul style="list-style-type: none"> Poor road infrastructure Limited information, unable to progress at this stage 	
Land off Salisbury Road	Shaftesbury	Rejected GT site	9 pitches	HRC	<ul style="list-style-type: none"> Rejected as policy requires land in vicinity to be used as employment land Has planning permission for a GT site 	No - existing GT site
Land south of Old Brickyard Farm	Shaftesbury	Rejected GT site	Under 5	HRC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape setting of town 	No - too small
Field north of Holloway Lane	Shillingstone	Rejected GT site	Under 5	HRC/ WMC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - too small
Land adj Hambleton Farm, Bere Marsh & Haywards Lane	Shillingstone/ Child Okeford	Rejected GT site	Under 5	HRC/ WMC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - too small
Land at Manor Farm	Stour Provost	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape requiring extensive mitigation 	No - no need in this location

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Field rear of the Hall	Stour Row	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Land at Stourpaine	Stourpaine	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - no need in this location
Former waste disposal site	Stourpaine	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> Closed landfill site, now restored. 	No - closed landfill site would make development difficult technically. Potential viability concerns. Existing waste site in immediate vicinity, options for expansion are being considered here.
					<ul style="list-style-type: none"> Rejected for G&T use as on contaminated land 	
					<ul style="list-style-type: none"> Within AONB 	
Copse Hill Farm	Sturminster Newton	Rejected GT site		HRC/ WMC	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape 	No - insufficient information
					<ul style="list-style-type: none"> Poor access 	
					<ul style="list-style-type: none"> Limited information, unable to progress at this stage 	
Thornicombe	Thornicombe	Rejected GT site		None	<ul style="list-style-type: none"> Site not available 	No - unavailable

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
North of East Street	Winterborne Kingston	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and location within flood zone 3b. 	No - no need in this location
Thorpe Farm	Winterborne Kingston	Rejected GT site		None	<ul style="list-style-type: none"> Site not available 	No - unavailable
Redwoods	Winterborne Zelston	Rejected GT site		None	<ul style="list-style-type: none"> Rejected due to unacceptable impact on landscape and location within flood zone 3b. 	No - no need in this location

Table 55

Shortlisted Site Options - North Dorset

4.42 The table below lists all those sites shortlisted through the Initial Site Search exercise shown above. Further investigation was undertaken on each of the shortlisted sites to decide whether to take them forward as site options.

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Blandford							
Blandford Heights, Clump Farm & Holland Way Industrial Parks	E/2/2 & E/2/3	Existing	13.62 + 7.52	HRC/ WMC	Existing industrial estate	Potential for DWP to acquire the existing site to provide access to the old grain store area adjacent. This could be a high cost option. There is also Hollands Estates buildings adjacent. It is understood that DWP has had discussions with Hollands Estates who have indicated they are not interested in selling.	Yes Draft Waste Plan Site Ref: ND01
		-			Current HRC located on this estate		
		B1/B8			1.64ha available land (Blandford Heights & Clump Farm area)		
		Employment Site - Pre-Sub Local Plan			0.05ha available land (Holland Way area) - however discussions with DWP indicated		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Site of existing Waste Management Centre, Holland Way Industrial Estate		Existing - B1/B8 Employment Site - Pre-Sub Local Plan		Bulky waste facility	<ul style="list-style-type: none"> • possibility for expansion of HRC site • NDDC believe this to be ideal location for new or expanded WMC • Nomination by SITA (landowner of existing WMC) for additional use of the current site for bulky waste transfer facility. 	The Waste Plan is looking to allocate a site for bulky waste transfer/treatment within South East Dorset. This site is therefore outside the area of search.	No - no need in this area.
The Brewery	E/2/4	Existing - B1/B8 Key Strategic Employment	8.18	HRC Depot	<ul style="list-style-type: none"> • Blandford Brewery site • 3ha available land 	<p>Site unlikely to be suitable for transfer due to proximity to residential properties</p> <p>Site has parking area designated for large goods</p>	Yes Draft Waste Plan Site Ref: ND04

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
		Site (Pre-Sub LP) Mixed-use regeneration site (Pre-Sub LP)			<ul style="list-style-type: none"> Wider site has outline planning permission for a mixed-use scheme including 195 homes, a new brewery complex and about 3 hectares of new / redeveloped B-Class employment land and buildings (2/2006/1353) Tesco & Homebase located on site. 	<p>vehicles, at eastern end adjacent to brewery. Good access to this area for a depot facility.</p> <p>DWP has considered this site. Would only need parking and offices as could share fuelling/washing facilities.</p> <p>Hall & Woodhouse has confirmed that currently the site is being used for construction apparatus. Once construction is complete, they will be reviewing how much space is available. It was confirmed that there</p>	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Shaftesbury Lane	E/2/6	Local Plan allocation Key Strategic Emp Site; Employment Growth (Pre-Sub LP)	5.12	HRC Depot	<ul style="list-style-type: none"> Potential traffic issues with other uses. NDDC may have some concerns owing to others uses on sites. 	<p>could be potential to locate a depot but it will be subject to review of the area.</p> <p>Site unlikely to be suitable for transfer due to proximity to residential properties.</p> <p>DWP suggested potential for use of the on site petrol station instead of having separate bunkered fuel facility - therefore less space required.</p>	<p>Yes</p> <p>Draft Waste Plan</p> <p>Site Ref: ND02</p>

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Land south of Sunrise Business Park		N/A			<ul style="list-style-type: none"> B1/B2/B8 employment land • Employment land as part of pp adjoins area of existing industrial uses 	Landowner has not confirmed availability.	Yes Draft Waste Plan Site Ref: ND03
					<ul style="list-style-type: none"> • Site suggested by Blandford Town Council • Outside existing settlement boundary • Adjoins allocated employment land • Land currently in agricultural use 	Landowner has confirmed they would be amendable to a waste use in principle.	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<ul style="list-style-type: none"> Site within AONB Eastern part of site is covered by Policy BL6 from the adopted Local Plan and is a saved policy in the emerging Local Plan that seeks to reserve the land for recreational purposes 		
Gillingham							
Brickfields Business Park	E/15/2 LP Policy 21 (Pre-Sub Local Plan)	B1/B8 Key Strategic Emp	29.78	HRC	<ul style="list-style-type: none"> Existing industrial estate, with extension area allocated in adopted Local Plan 	This is a feasible site option as confirmed with NDDC. The allocation area is a large area within which a site for a HRC could be found.	Yes Draft Waste Plan Site Ref: ND07

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
		Site (Pre-Sub LP)			<ul style="list-style-type: none"> The area is included within the Gillingham Southern Extension and comprises one of the four main areas: 'Land to the south of Brickfields'. A Masterplan is being prepared for development of the Southern Extension with this area planned for employment land (see Policy 21 of Pre-Submission Local Plan). 	<p>The site is within a Hazardous Installations Consultation Zone. Replacement HRC to serve Gillingham & Shaftesbury is identified in IDP</p>	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<ul style="list-style-type: none"> Southern end of town, south of railway line 11.66ha available land Currently some access issues, but new road from B3081 proposed as part of masterplan, making access by HGVs and from Shaftesbury direction good. 		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Park Farm/ Land at Kingsmead Business Park	Site L Policy 21	Local Plan allocation B1/B8	4.16 + 0.35	HRC	<ul style="list-style-type: none"> Some screening likely to be required NDDC believe this to be ideal location for a new HRC or waste facility 	<p>NDDC have confirmed that other uses proposed on the site likely to be incompatible, particularly due to the aim to create a local centre.</p> <p>Site at Brickfields is more suitable within the urban extension.</p>	No - Conflict with emerging Local Plan (proposal for local centre)

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<ul style="list-style-type: none"> Submitted as site nomination by Gillingham Town Council Access onto B3081 towards A350 Adjacent to area proposed for local centre of Gillingham Southern Extension (Policy 21 of Pre-Submission Draft). Aspirations for convenience stores, offices 		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Shaftesbury							
Wincombe Business Park	E/37/2	B1/B8	6.52	HRC	and possibly a school in the local centre.	There is unlikely to be space within Wincombe Business Park for any expansion Landowners willing to consider a waste use in principle.	Yes Draft Waste Plan Site Ref: ND06
					<ul style="list-style-type: none"> Potentially incompatible with proposed uses. 		
					<ul style="list-style-type: none"> Existing industrial estate 		
					<ul style="list-style-type: none"> Current HRC located on this estate 0.22ha available land Housing proposed on opposite side of road to estate through emerging Local Plan 		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<ul style="list-style-type: none"> Expansion of site boundary would be into Wiltshire. Land in Wiltshire adjoining the existing industrial estate is safeguarded for Shaftesbury Outer Eastern Bypass (North Dorset Local Plan Policy 5.22; Pre-Submission Plan Policy 18, Wilts: Salisbury District Local Plan 2003 Saved Policy TR20 A350 Shaftesbury Eastern 		

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Land South of A30	E/37/4	Local Plan allocation Key Strategic Emp Site; Employment Growth (Pre-Sub LP)	7.00	HRC Depot	<p>Bypass - continued to be saved through new Wiltshire Core Strategy)</p> <ul style="list-style-type: none"> 7ha available land South eastern end of town Access for people living north of Shaftesbury considered acceptable Land proposed for employment growth through emerging 	<p>Persimmon Homes has a planning permission for employment uses. This includes NDDC's land, which they have an option on.</p> <p>Persimmon Homes own majority of site, which is currently up for sale. NDDC own remainder of site but Persimmon are likely to purchase this shortly subject to price negotiations.</p>	<p>Yes - although the site is currently unavailable, a site assessment should be completed as it could become available during plan preparation.</p>

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Enmore Green		NA - County site	14	HRC Depot	<p>Local Plan (Figure 8.3, no. 6)</p> <ul style="list-style-type: none"> Currently site is vacant, with outline planning permission granted in May 2011 for B1/B2/B8 uses (2/2006/1022). 	<p>The site is being marketed as a whole and the agent was of the opinion that Persimmon wouldn't want to sell parts of it off.</p> <p>DWP feel the site has potential for either combined HRC and depot or just a depot if one of the other options can accommodate a HRC.</p>	<p>Yes</p> <p>Draft Waste Plan</p> <p>Site Ref: ND08</p>
					<ul style="list-style-type: none"> Site is on north-western boundary of Shaftesbury and accessible to residents of Gillingham Steep site Site is being safeguarded 	<p>Area of approx 1.5ha in the north-east of this parcel of land and adjacent to the B3081 could be appropriate for a HRC - most suitable area in terms of topography.</p>	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<p>for a highway improvement scheme</p> <ul style="list-style-type: none"> • Policy 20 of the emerging Local Plan relating to development in the countryside would apply 	<p>A new link road is proposed through the site to link the A30 to B3081. Identified in the North Dorset IDP. This would alleviate traffic on B3081, where an access for a HRC could be installed.</p> <p>The land is owned by DCC and currently leased to a tenant farmer.</p> <p>NDDC's view is that a HRC should preferably be located within the settlement boundary of the town on employment land, with this site considered as a last option.</p>	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
						<p>Their view is that the proposed link road would enable good road links for a waste facility and could help to enable the delivery of the road. Sensitively designed, with mitigation, a site here could be an option at this stage of the planning process.</p> <p>Further consideration of landscape and ecological impacts required.</p> <p>The approach to Shaftesbury is very sensitive in landscape character terms with views to and from the Shaftesbury Slopes.</p>	

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Sturminster Newton							
North Dorset Business Park (formerly Rollis Mill)	E/47/2	B1B2B8 Key Strategic Emp Site; Employment Growth (Pre-Sub LP)	7.16	HRC/ WMC	<ul style="list-style-type: none"> Existing industrial estate 6.33ha available land Located off A357 Site suggested by DWP DCC owned (check) A <p>Development Brief for the site has been drawn up by the local community and endorsed by NDDC. Aspirations for area close to</p>	<p>NDDC do not want to see a waste use on this site. Considered unlikely to be appropriate</p> <p>DCC Property have confirmed that the site is to be sold as a business park and will be unavailable for a waste use</p>	No - site unavailable

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					<p>the road to have food uses and for remainder to have high value employment uses - may not be compatible with waste use.</p> <ul style="list-style-type: none"> Aspirations for front of park to be a business park with B1, B2 and small scale B8 uses and for rear area to be a distribution park with B8, B2 and small scale. B1 uses only at eastern edge of site. 		
Other settlements							

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Station Road, Stalbridge	E/40/1	B1/B8	7.82	?	<ul style="list-style-type: none"> Existing/committed employment site 0.70ha available land Not ideally situated for a waste facility Location of closed down steel works, Fudges and timber yard. Current application for permission to move business into unit Policy 20 of the emerging Local Plan relating to development in the 	<p>Site is considered too remote</p> <p>There has been no need identified for any facilities for municipal or other waste in this area</p>	No - no need in this location

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Blandford Road, Milborne St Andrew	E/30/1	B1/B8	1.88	?	<p>countryside would apply</p> <ul style="list-style-type: none"> • 0ha available land • Policy 20 of the emerging Local Plan relating to development in the countryside would apply • Old sewage works located opposite which could provide opportunities 	<p>Site is considered too remote.</p> <p>There has been no need identified for any facilities for municipal or other waste in this area</p>	No - no need in this location
Land opposite Milborne Business Centre, Milborne St Andrew		NA		?	<p>The site was nominated by Symonds & Sampson (April 2015) following a call for sites in the Blandford area.</p>	<p>There has been no need identified for any facilities for municipal or other waste in this area.</p>	No - no need in this location

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Land South of Pimperene		NA		HRCMMC	<p>Site comprises a redundant car park/balancing lake</p> <p>This site was nominated by the landowner (November 2014) following a call for sites in the Blandford area.</p> <p>Site comprises agricultural land to the south of Taylor's Yard employment site.</p>		<p>Yes</p> <p>Draft Waste Plan</p> <p>Site Ref: ND05</p>
Blandford Laundry					<p>The site was nominated following a call for sites...</p>		
Land next to Gillingham Sewage Treatment Works		NA	1.15ha	Extension to the STW	Discussions with Wessex Water have identified a	A southwestern extension is being considered as land	Yes

Site name	Site Ref (LP)	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
					need to extend the existing site due to the expansion if the town and pressure on the existing facility	to the north east is within FZ2 and FZ3 and the site is constrained by the railway line to the south.	Draft Waste Plan Site Ref: ND09

Table 56

Summary

- 4.43** Five site options have emerged for Blandford. The first is the expansion of the existing facility to incorporate a modern waste management centre (comprising household recycling centre and transfer). The second is a new site located at Shaftesbury Lane, which has planning permission for employment use. As the Shaftesbury Lane site is too small for a waste management centre, this site will be considered for a household recycling centre and/or depot, with retention of at least the transfer facility on the existing site. Two further sites are being considered for a Waste Management Centre; land to the south of Sunrise Business Park and land south of Pimperne. Finally, a small site at Blandford Brewery is being considered for a vehicle depot.
- 4.44** Two sites within Shaftesbury have been identified as options for a household recycling centre, including the expansion of the existing facility onto land in Wiltshire and an alternative site at Enmore Green. A third site option has emerged within Shaftesbury, land south of the A30, but as it is currently not available it won't be included as an option in the Draft Waste Plan at this stage. An alternative option has emerged in Gillingham, within the planned urban extension to the south of the town. As there will only be funding for one facility to serve both towns, a decision will need to be made as to whether it would be most sustainable to relocate the HRC to Gillingham or to retain it in Shaftesbury.
- 4.45** An extension to the Gillingham sewage treatment works has also been put forward by the water company.
- 4.46** The site options are listed below. Consultation on the Draft Waste Plan took place between 15 July and 23 September 2015. Further details can be found in Chapters 5 and 6.

Draft Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
Blandford			
ND01	Blandford Heights, Clump Farm & Holland Way Industrial Parks (Extension to existing WMC)	HRC/Transfer/Depot	
ND02	Shaftesbury Lane, Blandford	HRC/Depot	
ND03	Land south of Sunrise Business Park	HRC/Transfer/Depot	
ND04	Blandford Brewery	Depot	
ND05	Land south of Pimperne	HRC/Transfer/Depot	
Gillingham & Shaftesbury			
ND06	Wincombe Business Park, Shaftesbury (Extension to existing HRC)	HRC	
ND07	Brickfields Business Park, Gillingham	HRC	
ND08	Enmore Green, Shaftesbury	HRC	
ND09	Gillingham STW	Extension to the STW	
ND10*	Land south of A30	HRC	*For deliverability reasons this site has not been taken forward to the Draft Waste Plan.

4.5 Poole

Needs in Poole

4.47 The identified needs in this general area are for a bulky waste transfer/treatment facility and a residual waste treatment facility.

Initial Site Search

Review of Employment Land

4.48 The table below contains a list of existing employment sites and employment allocations in Poole.

4.49 Where early consultation with districts and waste collection authorities has highlighted opportunities this has also been stated. This review also includes sites suggested during meetings with DWP, B&P waste management.

4.50 Also reviewed

- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- Annual Monitoring Report 2013
- Poole Core Strategy, February 2009
- Poole Site Specific Allocations and Development Management Policies, April 2012

Industrial Estate	Site name, address	Status	Site ID	Initial comments on site	Carry Forward?
Bourne Valley Industrial Estate	Former BG Site, Yarmouth Road	Allocated Employment Site	01	<ul style="list-style-type: none"> Residual piece of land left over from the construction of Branksome Business Centre. Available land too small for waste facility Likely to be de-allocated through a review of employment allocations 	No - insufficient space
Nuffield Industrial Estate	Banbury Road	Allocated Employment Site	02	<ul style="list-style-type: none"> Land available in the medium to long term (2021-31) Available land too small for waste facility The Brought Council are looking to de-allocate this land and release it for housing therefore unlikely to be available for waste use 	Yes
Dawkins Road Industrial Estate	Land adjacent to 60-62 Dawkins Road	Existing Employment Area	03	<ul style="list-style-type: none"> Current application for a car sales showroom therefore unlikely to be any available land 	No - insufficient space
Sterte Industrial Estate	Land at Sterte Avenue West	Allocated Employment Site	04	<ul style="list-style-type: none"> Level, vacant site adjoining an existing established industrial/commercial area north of Sterte Avenue in Poole Town Poor location for a waste facility 	No - unavailable

Industrial Estate	Site name, address	Status	Site (a)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> Site owned by Kerry Foods and being retained for future expansion therefore unlikely to opportunities for waste facilities Waste development likely to be incompatible with existing uses 	
Mannings Heath	Land South East of Yarrow Road (Concept Park)	Allocated Employment Site	2	<ul style="list-style-type: none"> Pre-application discussions taking place for the development of this site for B8 Warehouses Land would be accessed through a smart, modern industrial estate which might cause an issue if waste development was likely to generate large numbers of HGV's Cumulative impacts given the number of existing and potential waste facilities on the Mannings Heath Industrial Estate. 	Yes
Mannings Heath	Land South East of Yarrow Road	Allocated Employment Site	16	<ul style="list-style-type: none"> Owned by Birchmere Good access off Yarrow Road 	Yes

Industrial Estate	Site name, address	Status	⑤ (4)	Initial comments on site	Carry Forward?
Mannings Heath	Land south of Mannings Heath	Allocated Employment Site	⑤	<ul style="list-style-type: none"> Application being developed for industrial units therefore unlikely to be available for waste use 	No - unavailable
Mannings Heath	Land south-west of Mannings Heath Road	Allocated Employment Site	⑥	<ul style="list-style-type: none"> Available land too small for waste facility 	No - insufficient space
Nuffield Industrial Estate	Land at Witney Road	Allocated Employment Site	④	<ul style="list-style-type: none"> Available land too small for waste facility Partly implemented planning permission for industrial units makes land unavailable for waste use. 	No - insufficient space
The Fulcrum Industrial Estate	Land at the Fulcrum, Vantage Way	Allocated Employment Site	⑥	<ul style="list-style-type: none"> Current Planning Permission for industrial units and pre-application discussions for the relocation of Tower Products on this site making it unavailable for waste use 	No - unavailable
Mannings Heath	Area 3, Ling Road	Allocated Employment Site	⑦	<ul style="list-style-type: none"> Land available in the short to medium term (2011-2021) Site forms part of the permitted site for the development of a Materials Recycling Facility for lorry parking. Depending on who the waste contract is awarded to this site could provide opportunities for alternative uses 	Yes

Industrial Estate	Site name, address	Status	Initial comments on site	Carry Forward?
Mannings Heath	Area 2, Ling Road, Mannings Heath	Non-allocated	<ul style="list-style-type: none"> This site benefits from permission for the development of a Materials Recycling Facility. Depending on who the waste contract is awarded to this site could provide opportunities for alternative uses 	Yes
Nuffield Industrial Estate	Fleets Corner	Strategically significant Employment Allocation - Policy SSA3	<ul style="list-style-type: none"> Western extent of the Nuffield Industrial Estate Good access to the southern area via Nuffield Road Site owned by XLB Properties. Contact landowner for opportunities however it is thought that available land is limited. 	Yes
Nuffield Industrial Estate	Sopers Lane	Strategically significant Employment Allocation- Policy SSA3	<ul style="list-style-type: none"> Large site containing a substantial vacant industrial building The building at the western end of the site was demolished in 2008 together with other buildings Good access 	Yes, contact Neil Harris of Harris Lamb

Industrial Estate	Site name, address	Status	S (t)	Initial comments on site	Carry Forward?
			<ul style="list-style-type: none"> • • • • • • 	<p>Planning permission has been granted for a care home the western part of this site.</p> <p>Landowner thought to be resisting development. Contact Agent Harris Lamb</p> <p>Site being considered for reallocation for housing.</p>	
Dawkins Road Industrial Estate	Crown Closures Ltd, Lake Road, Hamworthy	Mixed use development-SSA3	2	<ul style="list-style-type: none"> • Isolated employment site covered by a range of industrial buildings • Some potential for redevelopment, however sites unlikely to be large enough for waste facilities • Site surrounded by residential properties, unsuitable for waste uses • The Borough of Poole are looking for a mixed use development on this site 	No - insufficient space

Industrial Estate	Site name, address	Status	Initial comments on site	Carry Forward?
N/A	Land at Sembcorp Bournemouth Water Ltd., Francis Ave	SSA5	<ul style="list-style-type: none"> Land forms part of Alderney Water Treatment Works Site formerly used as a sports ground/clubhouse Access difficulties Within 400m heathland Planning permission has been granted for a private hospital on this site therefore unavailable for waste use 	No - unavailable
N/A	Former Dalgety site, West Quay Road		<ul style="list-style-type: none"> Planning permission for a hotel therefore unavailable for waste use 	No - unavailable
N/A	PBR - Sunseeker/RNLI site	Covered by Regeneration	<ul style="list-style-type: none"> Regeneration site unavailable for waste use 	No - unavailable.
N/A	PBR - Sherborne Consortium site (CA6)	Covered by Regeneration Policy PCS11	<ul style="list-style-type: none"> Regeneration site unavailable for waste use 	No - unavailable. Conflict with Local Plan
N/A	PBR - Sydenhams site (CA7)	Covered by Regeneration Policy PCS11	<ul style="list-style-type: none"> Regeneration site unavailable for waste use 	No - unavailable

Industrial Estate	Site name, address	Status	☞ (f)	Initial comments on site	Carry Forward?
N/A	PBR - Former Pilkingtons site (CA7)	Covered by Regeneration Policy PCS11	☞	<ul style="list-style-type: none"> Land is under construction, therefore unavailable for waste use 	No - unavailable
N/A	Summit Business Park, Old Wareham Road	Non-allocated	☞	<ul style="list-style-type: none"> Planning permission granted for a car showroom therefore unavailable for waste use. 	No - unavailable
	Port of Poole	Non-allocated	☞	<ul style="list-style-type: none"> LEP SEP Priority It is currently not yet clear how much land is available at the Port of Poole, however the aspirations for the diversification of uses would probably rule the site out as a location for a waste facility Poor access 	No - conflict with Local Plan
	Former Sigma Aldrich site	Non-allocated	☞	<ul style="list-style-type: none"> Two recently vacated sites at the north-western end of Fancy Road, that retain existing buildings Access and number of vehicle movements via Fancy Road likely to prove unsuitable for HGVs serving a waste facility 	No - insufficient space

Table 57

Sites taken from the Gypsy, Traveller and Travelling Show people Site Allocations Joint Development Plan Document Consultation – November 2011 Issues and Options Consultation Document

Site Ref	Site name	Status	Size	Initial comments on site	Carry
	Land at former Community Centre, Turlin Moor, Poole	Shortlisted GT Site	4 (h.a.) pitches	<ul style="list-style-type: none"> • Amenity issues given proximity of residential properties • Too small for waste use 	No - too small
	Lodge Hill, Canford Heath Road, Poole	Shortlisted GT Site	15 Pitches	<ul style="list-style-type: none"> • Too small for waste use • Former police station site being developed for affordable housing, school and swimming pool therefore no land available for waste use. • Amenity issues given proximity of residential properties 	No - unavailable
	Branksome Triangle, Bourne Valley Road, Poole	Shortlisted GT Site	16 pitches	<ul style="list-style-type: none"> • Local nature conservation area on site would need protection • Current use as a park and ride therefore not available for waste use 	No - unavailable

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
	Darby's Lane North	Rejected GT site		<ul style="list-style-type: none"> Impact on the character of the area and visual amenity Poor access Too small for waste use 	No - too small
POOLE001	Land south of Magna Road	Rejected GT site	1.95 ha	<ul style="list-style-type: none"> Green Belt Impact on the landscape character The site is owned by Bournemouth Borough Council and the Borough of Poole but within Poole Borough Council boundary Formerly known as cemetery site due to outstanding consent for that use, however these plans have been dropped. Not being promoted further for a Gypsy and Traveller site Development might depend on the outcome of recent public enquiry Access is achieved by the A341, a County Distributor Road Site is in close proximity of (south of) a Historic Park and Conservation Area (Canford School). Site is opposite a Local site of Biodiversity. 	No - within Green Belt and opportunities exist at existing facilities in the immediate vicinity.

Site Ref	Site name	Status	Size (Ha.)	Initial comments on site	Carry
POOLE002	Land at Yarrow Road	Rejected GT site	0.5 (t.)	<ul style="list-style-type: none"> Close proximity to designated heathland habitat. Existing employment area, near Suttles Adjacent to the Green Belt Owned by the Borough of Poole 	Yes, see below employment land allocations within this area being considered
POOLE003	Opposite Fire Station	Rejected GT site	0.98	<ul style="list-style-type: none"> Former landfill site Contamination issues LTP3 flags up proposed site as network control centre Ambulance station Unavailable for waste use 	No - unavailable
POOLE004	Merley Hall Farm	Rejected GT site		<ul style="list-style-type: none"> Green Belt Large area of agricultural land owned by BoP, leased to DCC concerns over loss of farm land 	No - unavailable
POOLE005	Land at Magna Road	Rejected GT site		<ul style="list-style-type: none"> Green Belt Poole Core Strategy policy PCS30 – safeguarded land, reserved for employment uses should the future need arise (Inspector at CS Exam did not want to see it returned to G Belt but safeguarded for potential future employment.) 	No - within Green Belt and opportunities exist at existing facilities in the immediate vicinity.
POOLE006	Longmeadow Lane	Rejected GT site		<ul style="list-style-type: none"> Green Belt Amenity issues given proximity of residential properties 	No - too small

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE007	Land south of Magna Road	Rejected GT site		<ul style="list-style-type: none"> • Adjacent to designated heathland habitat. • The sites provides an entrance to, and is adjacent, an area protected by SAC, SSSI, Ramsar and SPA. • Rejected for being too small for GT sites therefore unlikely to be large enough for waste usage. 	No - within Green Belt and opportunities exist at existing facilities in the immediate vicinity
				<ul style="list-style-type: none"> • North Poole Policy Area PCS30 • Safeguarded land until such time as it is determined that it would not be needed to help meet the employment land requirements • Availability of site would depend on outcome of the recent public enquiry the decision on which is expected around mid-July 2014. The site owners are seeking to promote the site as large (c.2.5ha) plots to meet the needs of local employers seeking to expand and for inward investment. Given the proximity of the Site Control Centre, further waste development would be resisted in favour of other employment uses. If the PI upholds the Council's refusal of planning permission, the future role and function of the site will be the subject of consideration through the Core Strategy Review process, any potential allocation would seek to deliver additional employment land to meet Poole's projected need rather than the development of waste facilities. 	

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE009	Park & Ride site, Upton Road, Creekmoor	Rejected GT site	0.52	<ul style="list-style-type: none"> Green Belt The site is within 400m of an area designated SPA, Ramsar and SSSI. The site is allocated for Park and Ride in the Local Plan and identified to be allocated within the Site Specific Allocations and Development Management DPD therefore unlikely to be suitable for waste usage Reserved for transport uses (in LTP3) 	No - conflict with Local Plan
POOLE011	Land north of Willett Road, Wimborne Road	Rejected GT site		<ul style="list-style-type: none"> Green Belt Detrimental impact on landscape character and impact on Ashington Conservation Area Close to road network Limited information about precise location and size of site, unable to progress at this stage 	No - insufficient information
POOLE012	Beach Road Car Park	Rejected GT site	2.69 ha	<ul style="list-style-type: none"> Site within a Conservation Area Amenity issues given proximity of residential properties Undulating site with TPO trees. Inappropriate location for a waste facility 	No - unavailable
POOLE015	Land off West Quay Road	Rejected GT site		<ul style="list-style-type: none"> Potential impact on setting of adjacent Listed Buildings. 	No - conflict with Local Plan

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE018	Yarrow Close	Rejected GT site		<ul style="list-style-type: none"> Part of the site, to the west, is within flood zone 3 The site is within 400m of a Ramsar and SPA Regeneration site Urban setting, in town centre therefore unlikely to be appropriate for bulking up and waste transfer type facilities This is an existing Gypsy and Traveller site, built out - therefore no remaining capacity for waste usage 	No - unavailable
POOLE025	Four fields stretching north from Upton Road to Northmead Drive	Rejected GT site		<ul style="list-style-type: none"> Green Belt Does not include land immediately between the site and the road, therefore potential ransom strip, access difficulties. High pressure gas main runs through the site The site is within 400m of a SPA, Ramsar and SSSI. Well connected to road network Educational Use Policy CF1 - Site being reserved for a site for a new secondary school therefore unlikely to be available. 	No - conflict with Local Plan
POOLE032	Southwood Farm, Land south of Queen Anne Drive	Rejected GT site		<ul style="list-style-type: none"> Green Belt This is a private residential site The site was promoted to the SHLAA (5/11/0006) for housing but rejected. 	No - unavailable

Site Ref	Site name	Status	Size (ha.)	Initial comments on site Impact on the landscape character	Carry
POOLE063	Poole Stadium Lorry Park	Rejected GT site		<ul style="list-style-type: none"> Impact on the landscape character Land unavailable for a waste use The site is well used by HGV lorries and coaches, and therefore not available for waste uses. Owned by Borough of Poole The site is within 400m of a SPA and Ramsar Urban setting Site too small for waste development 	No - too small; unavailable
POOLE123	Land at Former Community Centre Site, 122-124 Turlin Road	Rejected GT site	0.44	<ul style="list-style-type: none"> Site of a former community centre and car parking, now demolished. Good road access onto Turlin Road. Within a large local authority housing estate, the site is adjacent open space, play area, shops and a school. This is likely to be make it unsuitable for the waste uses needed in this area. The site is within 400m of a SPA, SAC, Ramsar and SSSI. Size of site would be a constraint, too small for a waste development 	No - too small

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE165	Car Park, Seldown Bridge	Rejected GT site		<ul style="list-style-type: none"> This is a small local authority car park It is adjacent a Dolphin leisure centre, electricity substation and block of flats, as well as the hotel and associated car park at the front. Likely to be too small for waste usage. Town centre location unlikely to be suitable for the required waste usage. 	No - unavailable; too small
POOLE182	Penn Hill Public Car Park, Canford Cliffs Road	Rejected GT site		<ul style="list-style-type: none"> Public car park owned by the Borough of Poole Within Branksome Park Conservation Area. Amenity issues given proximity of residential properties Town centre location, inappropriate for a waste facility The Site Specific Allocations document identifies that the lower section is used for a Sunday street market Recycling facilities available at this site Too small for a waste development 	No - unavailable; too small
POOLE183	Former Power Station Site, Land at Rigler Road and Blandford Road	Rejected GT site		<ul style="list-style-type: none"> The site is adjacent a Ramsar and SPA site. SSSI to the north of the site Approximately half the site is either within floodzone 2 or 3 	No - conflict with Local Plan

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE214	Former School site, Hamworthy	Rejected GT site		<ul style="list-style-type: none"> • Prime site in regeneration area, development of waste facility would be inappropriate given regeneration aspirations • Town centre location, inappropriate for a waste facility 	No - unavailable
POOLE215	Site at Willett Road, Willett Road	Rejected GT site		<ul style="list-style-type: none"> • Site within 400m of a SPA and Ramsar • A large site surrounded by residential properties • Land sold to house builder, in development and therefore the site is unavailable for waste uses • Green Belt • Impact on the landscape character and within Conservation Area • The lane which provides access to the site is a recreational route • Limited information, unable to progress at this stage 	No - insufficient information
POOLE216	Land at Ashington Lane, Ashington Lane	Rejected GT site		<ul style="list-style-type: none"> • Green Belt • Amenity issues given proximity of residential properties • Impact on the landscape character and within Conservation Area • Impact on a SSSI • The site is a field on the south western edge of a farm owned by the Borough of Poole and currently leased • Access to the site is narrow and could be unsuitable for waste uses 	No - unavailable

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry
POOLE217	Land at Merley Park Road, Merley Park Road	Rejected GT site		<ul style="list-style-type: none"> Green Belt Impact on landscape character The site is a field on the southern edge of a farm owned by the Borough of Poole and leased. Adjacent a Site of Nature Conservation Interest Residential properties in close proximity 	No - unavailable
	Land at Talbot Village	Unallocated potential Strategic Sites		<ul style="list-style-type: none"> LEP SEP Priority, Master planning work for the area adjacent to Bournemouth University and the Arts University Bournemouth, has identified the potential for approx. 15ha of land for employment. This is thought to be designed to support the creative industries sector. A waste facility would not be compatible for the aims of this land. 	No - conflict with aspirations of Strategic Economic Plan

Table 58

Shortlisted Site Options - Poole

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Banbury Road, Nuffield Industrial Estate	1.39	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Allocated Employment Site Land available in the medium to long term (2021-31) 	Limited information to enable progression of site at this stage	No - unwilling landowner
Land South East of Yarrow Road (Concept Park), Mannings Heath	2.20	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Allocated Employment Site Pre - application discussions taking place for the development of this site for B8 Warehouses. Land would be accessed through a smart, modern industrial estate which might cause an issue if waste development was likely to generate large numbers of HGV's. Cumulative impacts given the number of existing and potential waste facilities on the Mannings Heath Industrial Estate. 	The landowner would not wish to consider a waste use in respect of the land at Poole Trade Park	No, unwilling landowner

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Land South East of Yarrow Road, Mannings Heath	1.56	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Allocated Employment Site Good access off Yarrow Road 		No - unwilling landowner
Mannings Heath, Area 3, Ling Road	1.7	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Allocated Employment Site Land available in the short to medium term (2011-2021) Site forms part of the permitted site for the development of a Materials Recycling Facility for lorry parking. Depending on who the waste contract is awarded to this site could provide opportunities for alternative uses. 	<p>Opportunities at this site will depend on the development of the Materials Recycling Facility</p> <p>W&S have said that this site could be considered for alternative uses</p>	Yes Site Ref PO01
Area 2, Ling Road, Mannings Heath	1.95	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Non-allocated This site benefits from permission for the development of a Materials Recycling Facility. Depending on who the waste contract is awarded to this site could provide opportunities for alternative uses. 	<p>Opportunities at this site will depend on the development of the Materials Recycling Facility</p>	Yes Site Ref PO01

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Fleets Corner, Nuffield Industrial Estate	11.04	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Strategically significant Employment Allocation - Policy SSA3 Western extent of the Nuffield Industrial Estate Good access to the southern area via Nuffield Road Site owned by XLB Properties. Contact landowner for opportunities however it is thought that available land is limited. 	Landowner has confirmed that there is insufficient space to meet our requirements on the site due to on going lease commitments and a desire to build new industrial units	No, insufficient space
Sopers Lane, Nuffield Industrial Estate	3.9	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> Strategically significant Employment Allocation- Policy SSA3 Large site containing a substantial vacant industrial building The building at the western end of the site was demolished in 2008 together with other buildings Good access 	Insufficient information available to progress this site	No

Site name	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
			<ul style="list-style-type: none"> • Planning permission has been granted for a care home on part of this site. • Landowner thought to be resisting development 		
Site Control Centre	6.08ha		<ul style="list-style-type: none"> • This site has been nominated by the landowner for intensification of existing uses 	Further information can be found in chapter 3, Existing Waste Facilities	Yes Site Ref PO02
Nuffield WMC	1.9ha	Bulky Waste transfer/treatment Residual Waste Treatment	<ul style="list-style-type: none"> • This is an existing waste management centre and is being considered for its potential for alternative uses 	Further information can be found in chapter 3, Existing Waste Facilities	Yes Site Ref PO03
SITA Mannings Heath	1.63ha		<ul style="list-style-type: none"> • This is an existing transfer station and has been nominated by SITA for alternative uses 	Further information can be found in chapter 3, Existing Waste Facilities	Yes Site Ref PO04

Table 59

Summary

4.51 The site options are listed below.

Waste Plan Site Reference	Site Option	Proposed Use
PO01	Area 2 and 3, Ling Road, Mannings Heath	Bulky Waste transfer/treatment Residual Waste Treatment
PO02	Site Control Centre	Intensification of existing uses
PO03	Nuffield WMC	Bulky Waste transfer/treatment Residual Waste Treatment
PO04	SITA Mannings Heath	Various waste management uses

4.52 There are no identified needs for waste facilities to serve the local area of Poole. The existing Waste Management Centre (WMC) at Nuffield is a new, modern facility comprising a split level household recycling centre and transfer station. The site is considered to be of sufficient size with no capacity issues identified, there is unlikely to be a need for any physical expansion.

4.53 Wider needs for strategic facilities serving the County, such as bulky and residual waste treatment facilities, would be appropriate in Poole.

4.54 Two of the short listed sites (Ling Road) already benefit from permission for a Materials Recycling Facility and ancillary services. If the permitted facility is developed it is unlikely to be available for bulky waste and residual waste treatment. If the development does not take place then discussions should take place with the landowner about alternative waste uses.

4.6 Bournemouth

Needs in Bournemouth

4.55 The identified needs in this general area are for a bulky waste transfer/treatment facility and a residual waste treatment facility.

Initial Site Search

Review of Employment Land

4.56 The table below contains a list of existing employment sites and employment allocations in Bournemouth.

4.57 Where early consultation with districts and waste collection authorities has highlighted opportunities this has also been stated. This review also includes sites suggested during meetings with DWP, B&P waste management.

4.58 The table below contains a list of existing sites that have emerged from a review of

- Employment land review for Bournemouth - August 2012
- Bournemouth Local Plan - Annual Monitoring Report 2012/13
- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update
- Bournemouth Core Strategy October 2012

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Castle Lane East (Riverside Avenue)	Core Strategy - Key Employment Site for Bournemouth	6.07	<ul style="list-style-type: none"> • Allocation for B1, B2 and B8 use class activities • Large undeveloped site adjacent to the General Hospital off Deansleigh Road. • Any development would need to be carefully designed as this is the gateway to Bournemouth • The site adjoins a home for retired nurses this use may not be compatible with a waste facility • The site did have outline planning permission for hospital expansion but this permission was not implemented • Highway capacity and access issues in this area • Cooper Dean Trust owned site • There is a history of applications and permissions on this site but none have been implemented • Undeveloped sites area 5.98 ha 	Yes
	Castle Lane East (Deansleigh Roan)	Core Strategy - Key Employment Site for Bournemouth	8.30	<ul style="list-style-type: none"> • Allocation for B1 use class activities • Area adjacent to the hospital now largely developed with mixed uses including offices, law courts and a hotel. • Bournemouth Borough Council consider this to be a high profile site for high quality office development. Future aspirations and existing uses would not be compatible with the development of a waste facility. 	No - conflict with Local Plan

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> Highway and access issues Undeveloped Site Area - 1.35 ha approval in principal for B1a use, therefore not available for a waste facility 	
	Chaseside, JP Morgan	Core Strategy - Key Employment Site for Bournemouth	11.82	<ul style="list-style-type: none"> Located adjacent to A338 Wessex Way also accessed via Littledown Remaining Developable Area: Some areas set to landscaping are undeveloped but effectively none available. 	No - insufficient space
	Elliott Road	Core Strategy - Key Employment Site for Bournemouth	8.83	<ul style="list-style-type: none"> Industrial estate containing units of various sizes and some open storage Allocated for B1, B2 & B8. Access to road network is good being adjacent to A348 Ringwood Road The vacancy rate at this estate is generally low. Contains premises of various sizes, as well as some open storage Location of Aggregates Recycling Facility Remaining Developable Area: No vacant land therefore no opportunity for waste facility 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Francis Avenue	Core Strategy - Key Employment Site for Bournemouth	1.23	<ul style="list-style-type: none"> The site consists of a group of units converted from buildings which were part of a much larger factory complex most of which has now been redeveloped for housing. Allocated for B1 & B8 Located close to A348 Ringwood Road Remaining Developable Area: None, therefore no opportunity for waste facility 	No - insufficient space
	Lansdowne (A - St Paul's)	Core Strategy - Key Employment Site for Bournemouth	2.80	<ul style="list-style-type: none"> Part of the Lansdowne employment area that contains a mix of uses, including offices and student accommodation Approval, subject to legal agreement, for a mixed use scheme including offices on the vacant site. Development of a waste facility within the Lansdowne Employment Areas would be contrary to Bournemouth Core Strategy Policy CS8 which requires redevelopment to provide principally Use Class B1 (Business) space or tertiary teaching development. Remaining Developable Area: 0.78 hectare 	No - insufficient space
	Lansdowne (B - Oxford Road/Holdenhurst Road)	Core Strategy - Key Employment Site for Bournemouth	3.78	<ul style="list-style-type: none"> Part of the Lansdowne employment area that contains a mix of uses, including offices, shops and student accommodation Remaining Developable Area: 0.42 hectare, likely to be too small for waste facility (particularly as the land is in two separate plots) 	No - conflict with Local Plan

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> The vacant land available in this section of the Lansdowne employment area is contained on two plots currently being used as car parking. Both the plots have consent for development. 37/39 Oxford Road has an historic but live consent for an office development. It is one of the most sustainable locations in the Borough Development of a waste facility within the Lansdowne Employment Areas would be contrary to Bournemouth Core Strategy Policy CS8 which requires redevelopment to provide principally Use Class B1 (Business) space or tertiary teaching development 	
	Lansdowne (C - Cotlands)	Core Strategy - Key Employment Site for Bournemouth	6.16	<ul style="list-style-type: none"> Part of the Lansdowne employment area. Site contains predominantly office accommodation but also some shops Ownership (or Presumed Ownership): Multiple Remaining Developable Area: 1.30 hectare Development of a waste facility within the Lansdowne Employment Areas would be contrary to Bournemouth Core Strategy Policy CS8 which requires redevelopment to provide principally Use Class B1 (Business) space or tertiary teaching development. 	No - conflict with Local Plan

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Poole Lane	Core Strategy - Key Employment Site for Bournemouth	3.87	<ul style="list-style-type: none"> Site owned and occupied by one business (ITW) Remaining Developable Area: Part of the site remains undeveloped but would be likely to only be developed in association with the existing complex in its current configuration. That area of land comprises around 1.46 hectare. Allocated for B1 & B8 uses Site is adjacent to A348 Ringwood Road. Adjoining land uses are warehouses and factories, therefore likely to be compatible with a waste facility. Main constraint may be accessing the remaining land particularly if it is developed separately. An existing access point onto Ringwood may be considered unacceptable in highway safety terms to serve an additional/intensified employment use 	Yes
	Southcote Road	Core Strategy - Key Employment Site for Bournemouth	5.05	<ul style="list-style-type: none"> Collection of a number of different premises under one allocation Allocated for B1 & B8 uses Wide variety of units with the largest being the Council owned Southcote Road depot, used as a waste transfer station - opportunities for expansion of this facility should be considered further Some units have very limited curtilages 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> • Remaining Developable Area: None without redevelopment • The railway line forms the northern boundary of the site and could constitute a constraint for future redevelopment proposals • Site in close proximity to residential properties, development proposals could be constrained by amenity issues • No undeveloped land, therefore only opportunity for waste facility through redevelopment of depot site. • Site is being reconfigured to accommodate Christchurch waste vehicle depot, therefore no available space for further development 	
	Upper Norwich Road	Core Strategy - Site to be released from current employment allocation	0.21	<ul style="list-style-type: none"> • Made up of several individual premises with on street frontage • Allocated for B1 uses • The site is in a town centre location in close proximity to residential properties therefore unlikely to be appropriate for waste facility • The site is accessed via a narrow road making service access difficult 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> There is little employment use left in the allocation and due to its location the site has been released to other non-employment uses Remaining Developable Area: None without redevelopment 	
	Wallisdown Road A	Core Strategy - Key Employment Site for Bournemouth	10.74	<ul style="list-style-type: none"> Collection of premises of varying sizes and in various ownerships Allocated for B1, B2 & B8. Good access to road network with A3049 and A348 adjacent to the site Remaining Developable Area: None without redevelopment, no known redevelopment potential 	No - insufficient space
	Wallisdown Road B	Core Strategy - Key Employment Site for Bournemouth	7.88	<ul style="list-style-type: none"> Large site in single ownership (Procter & Gamble) containing large main warehouse building Remaining Developable Area: 3.15 hectare Allocated for B1, B2 & B8 uses Good access to road network with A3049 and A348 adjacent to the site Site in close proximity to a large residential area The remaining developable area on this site is a vacant area of land to the rear of the main warehouse building. This has been the subject of previous applications for extensions to the main building and outline approval for an ancillary warehouse building with offices. The land remains 	No - unavailable

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> available for the expansion of the existing business on the site Chris Kellu BBC Economic Development Officer says that Proctor and Gamble have no wish to dispose of their vacant land as they have, for a number of years, had a long term aim to use it for their own site development 	
	Wharfdale Road	Core Strategy - Key Employment Site for Bournemouth	1.03	<ul style="list-style-type: none"> Group of B1 and B8 buildings of varying size Remaining Developable Area: None, therefore no opportunity for waste facility Allocated for B1 & B8 uses Although adjacent to A338 Wessex Way the site does not have direct access to it although access is only approximately 650 metres away 	No - insufficient space
	Yeomans Road	Core Strategy - Key Employment Site for Bournemouth	8.00	<ul style="list-style-type: none"> Located to the rear of Castle Point Buildings on the site are relatively modern. Most of the site is built out with one relatively small site remaining vacant. Remaining Developable Area: 0.12 hectare, too small for waste facility and AMR 2012/13 says there is no undeveloped site area Allocated for B1, B2 & B8. The last large area of vacant land has been taken up by the Transdev bus depot 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Ashley Road – Coal Yard	Allocated employment site Core Strategy - Key Employment Site for Bournemouth	1.1	<ul style="list-style-type: none"> Former coal yard site Situated on the east side of Bournemouth. It is adjacent to the railway line (south side) and close to Kings Park and Boscombe Close proximity to existing residential homes The site is currently undeveloped, but nearby employment uses suggest that this site may also be suitable for employment use Allocated for Use Classes B1, B2 or B8 Likely to be highway danger issues arising from the future use of the current access 	Yes
	Ashley Road – Station Approach	Allocated employment site Core Strategy - Key Employment Site for Bournemouth	2.61	<ul style="list-style-type: none"> This is a key employment site in an area, where situated on the north side of the main railway line in Bournemouth. The site is a former railway works and is currently used for storage of materials. The site is a key employment site in an area, where situated on the north side of the main railway line in Bournemouth. The site is a former railway works and is currently used for storage of materials. The eastern part of the site contains a council depot and a builders merchants is accessed via Gloucester Road whilst the remainder is accessed via Ashley Road 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
				<ul style="list-style-type: none"> There has been recent development on the site, which included new offices, but this has left the site with little land for new units without redevelopment No remaining developable land, therefore no opportunities for the development of waste facility 	
	Wellington Road	Allocated employment site Core Strategy - Key Employment Site for Bournemouth	1.07	<ul style="list-style-type: none"> The bulk of this site is currently owned and used by the Royal Mail for their main sorting office in Bournemouth. However, there is a large area of undeveloped land that is currently used for vehicles. Within the immediate vicinity are a terrace of offices, which are currently occupied Residential development to the north of the site Relatively modern Royal Mail delivery office development Allocation in the Area Action Plan - Policy A27 Remaining Developable Area: 0.28 hectares therefore unlikely to be big enough for a waste facility 	No - insufficient space

Site Ref	Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
	Kinson Sewage Treatment Works		0.9	<ul style="list-style-type: none"> Owned by Wessex Water and suggested by Wessex Water for further consideration, therefore a willing landowner There may be benefits from co-locating waste facilities Good access (assuming the existing access off the nearby roundabout is used) Close to electricity substation which could provide opportunities for AD 	Yes

Table 60

Sites taken from the Dorset-Wide Gypsy, traveller and travelling showpeople sites allocations Joint DPD

Site name	Status	Size (ha.)	Initial comments on site	Carry Forward?
Land off Park Road, Bournemouth	Shortlisted GT Site	10 pitches	<ul style="list-style-type: none"> Wooded, green area bordered by 2 main roads to the north and east (A338) and adjacent car park to the south Close proximity to residential areas Next to a conservation area Access would be an issue Overall an unsuitable location for a waste facility 	No, unavailable
Land near Eriin Farm, Muscliffe Lane	GT site - possible further investigation	3 pitches	<ul style="list-style-type: none"> Situated on the periphery of Bournemouth and is currently undeveloped Green Belt Adjacent to a Conservation area and Local Nature Reserve 	No, too small

Site name	Status	Size (ha.)	Initial comments on site	Carry
Careys Road, off Broadway Lane	GT site - possible further investigation	5 pitches	<ul style="list-style-type: none"> Adjacent residential properties Likely to be too small for waste facilities A strip of unmanaged grassland Green Belt Close proximity to residential areas This is part of the route of the Castle Lane Relief road (Local Transport Plan longer term aim) Likely to be too small and in an inappropriate location for a waste facility. 	No, too small
Throop Road	GT site - possible further investigation	8 pitches	<ul style="list-style-type: none"> Green field site on the edge of the urban area Green Belt Adjacent to residential properties Adjacent to a conservation area This is part of the route of the Castle Lane Relief road (Local Transport Plan longer term aim) 	No, contrary to Local Transport Plan
Former Landfill Site near Ringwood Road	Rejected GT Site	Unknown	<ul style="list-style-type: none"> The site was rejected for a GT due to the presence of contaminated land Within the Green Belt Development likely to have a detrimental impact on the flood plain Next to Millhams HRC, which will be considered separately for its expansion potential both in terms of its current operations and physically. 	Yes, consider the potential to expand Millhams HRC
Land opposite St Andrew's Church	Rejected GT Site		<ul style="list-style-type: none"> Impact on landscape character Green Belt Impact on the setting of a listed building Poor access through a narrow residential street 	No, site is within the green belt and there are likely to be more

Site name	Status	Size (ha.)	Initial comments on site	Carry appropriate options outside of the greenbelt
Land adjacent to Bournemouth West Roundabout	Rejected GT Site		<ul style="list-style-type: none"> Surrounded by residential properties Access difficulties Site is being developed for housing and therefore is unavailable for the development of a waste facilities 	No, unavailable
Car Park off Palmerston Road	Rejected GT Site		<ul style="list-style-type: none"> Site located in Boscombe Town Centre Policy 8.22 of local plan applies, which require retention of parking spaces either on site, on a nearby site or can be reduced by the provision of alternative transport measures. Site is being developed for housing there unavailable for the development of a waste facilities 	No, unavailable
Land off Sylmor Gardens	Rejected GT Site		<ul style="list-style-type: none"> Area of designated open space in the local plan Significant tree cover Located at the end of a quiet residential cul-de-sac, therefore there would be access difficulties and amenity issues 	No, contrary to Local Plan
Land North of Throop Road	Rejected GT Site		<ul style="list-style-type: none"> Impact on landscape character WGreen Belt Impact on archaeological sensitive Berry Hill Age Barrow (immediately north) Close proximity to sewage works 	No, site is within the green belt and there are likely to be more appropriate

Site name	Status	Size (ha.)	Initial comments on site	Carry options outside of the greenbelt
			<ul style="list-style-type: none"> • Flood plain surrounds the sewage treatment works • Impact on adjacent conservation area • Current access difficulties, however could be improved by new access for sewage treatment works that might be coming forward 	

Table 61

Shortlisted Site Options - Bournemouth

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Castle Lane East (Riverside Avenue) Core Strategy - Key Employment Site for Bournemouth	6.07	<ul style="list-style-type: none"> Allocation for B1, B2 and B8 use class activities Large undeveloped site adjacent to the General Hospital off Deansleigh Road. Any development would need to be carefully designed as this is the gateway to Bournemouth The site adjoins a home for retired nurses this use may not be compatible with a waste facility The site did have outline planning permission for hospital expansion but this permission was not implemented Highway capacity and access issues in this area Cooper Dean Trust owned site Site owned and occupied by one business (ITW) Remaining Developable Area: Part of the site remains 	<p>BBC are in the early stages of a study to see what is required to effectively unlock this site for further development</p> <p>Improvements to the highway to mitigate the development of this site are likely to be high cost</p> <p>The trustees of the Estate are aware we are considering the site further</p> <p>The site is being delivered as the key employment site in the borough. Funding has been secured from the LEP to bring forward the access improvements to the site off the A338, therefore the deliverability of the employment scheme is greatly improved.</p> <p>Securing the outline planning permission for the development of a waste facility on their land as they have</p>	<p>Yes</p> <p>Site Ref BO02</p>
Poole Lane	3.87			No, unwilling landowner

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
		<p>undeveloped but would be likely to only be developed in association with the existing complex in its current configuration. That area of land comprises around 1.46 hectare.</p> <ul style="list-style-type: none"> • Allocated for B1 & B8 uses • Site is adjacent to A348 Ringwood Road. • Adjoining land uses are warehouses and factories, therefore likely to be compatible with a waste facility. • Main constraint may be accessing the remaining land particularly if it is developed separately. An existing access point onto Ringwood may be considered unacceptable in highway safety terms to serve an additional/intensified employment use 	<p>their own aspirations for future expansion</p>	

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Southcote Road	5.05	<ul style="list-style-type: none"> • Collection of a number of different premises under one allocation. • Allocated for B1 & B8 uses • Wide variety of units with the largest being the Council owned Southcote Road depot, used as a waste transfer station - opportunities for expansion of this facility should be considered further. • Some units have very limited curtilages • Remaining Developable Area: None without redevelopment • The railway line forms the northern boundary of the site and could constitute a constraint for future redevelopment proposals • Site in close proximity to residential properties, development proposals could be constrained by amenity issues. • No undeveloped land, therefore only opportunity for 	<p>The Christchurch Waste Vehicle Depot is re-locating onto this site.</p> <p>It is not considered that there is any further potential on this site.</p>	No - unavailable

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Wallisdown Road B	7.88	<ul style="list-style-type: none"> • waste facility through redevelopment of depot site. Likely to be accessibility issues • Large site in single ownership (Procter & Gamble) containing large main warehouse building • Remaining Developable Area: 3.15 hectare • Allocated for B1, B2 & B8 uses • Good access to road network with A3049 and A348 adjacent to the site • The remaining developable area on this site is a vacant area of land to the rear of the main warehouse building. This has been the subject of previous applications for extensions to the main building and outline approval for an ancillary warehouse building with offices. The land remains available for the 	Economic Development officer at Bournemouth BC confirmed that Procter and Gamble want to keep the land adjacent to their operations for their own use	No - unavailable

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
Ashley Road – Coal Yard	1.1	<ul style="list-style-type: none"> • expansion of the existing business on the site. • The site is very close to a large residential area. • Former coal yard site • Situated on the east side of Bournemouth. It is adjacent to the railway line (south side) and close to Kings Park and Boscombe. • Close proximity to existing residential homes • The site is currently undeveloped, but nearby employment uses suggest that this site may also be suitable for employment use. • Allocated for Use Classes B1,B2 or B8 • Remaining Developable Area: 1.11 ha 	Key employment site in an area and little employment land is left.	No - insufficient space

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
		<ul style="list-style-type: none"> • Likely to be highway danger issues arising from the future use of the current access. • This is a key employment site in an area, where little employment land is left and therefore would be better suited to business providing higher levels of employment. 		
Former Landfill Site near Ringwood Road	Unknown	<ul style="list-style-type: none"> • The site was rejected for a GT due to the presence of contaminated land • Within the Green Belt • Development likely to have a detrimental impact on the flood plain • Next to Millhams HRC, which will be considered separately for its expansion potential both in terms of its current operations and physically. 	No need for expansion on existing HRC. Unsuitable for other waste management uses.	No
Kinson Sewage Treatment Works	0.9	<ul style="list-style-type: none"> • Owned by Wessex Water and suggested by Wessex Water 	In transportation terms, expansion of the Kinson Sewage Treatment Works for waste uses	Yes

Site name	Size (ha.)	Initial comments on site	Outcome of further investigation	Is this site considered to be a deliverable option?
		<p>for further consideration, therefore a willing landowner</p> <ul style="list-style-type: none"> • There may be benefits from co-locating waste facilities • Good access (assuming the existing access off the nearby roundabout is used) • Close to electricity substation which could provide opportunities for AD. • The whole Kinson STW site is located in the Green Belt 	would be acceptable in principle provided that all new development traffic would access the site from the existing access off Northbourne Roundabout. There is an access to an electrical substation off Whitelegg Way but this access should not be used for any additional traffic movements	WPBO01

Table 62

Summary

4.59 There are no identified needs for waste facilities to serve the local area of Bournemouth. The existing Household Recycling Centre at Millhams is a large site, with sufficient capacity and there is considered to be potential to improve the site without the need for physical expansion.

4.60 Wider needs for strategic facilities serving the County for the management of bulky and residual waste, have potential to be appropriate in Bournemouth and there are two short listed sites that will be considered for these uses. The site options are listed below.

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
BO01	Kinson Sewage Treatment Works	Bulky waste transfer/treatment facility and a residual waste treatment facility	
BO02	Castle Lane East (Riverside Avenue)	Bulky waste transfer/treatment facility and a residual waste treatment facility	*For deliverability reasons this site has not been taken forward to the Draft Waste Plan

4.7 Purbeck

Needs in Purbeck

4.61 General needs for organic waste facilities were identified in the Waste Plan Issues Paper, which could potentially be accommodated within Purbeck. A strategic need for a bulky waste transfer or treatment facility was also identified, as well as a potential need for residual waste treatment capacity. Whilst these facilities would be better located in the south-east of the county where the majority of the population is located, Purbeck should also be considered for such opportunities.

4.62 An additional potential need has emerged for a waste transfer facility for the Wareham area, as a result of the roll out of the Recycle for Dorset collection. A waste vehicle depot is also needed in this area. The existing Household Recycling Centre site at Westminster Road has sufficient capacity and there is considered to be potential to improve the site without the need for physical expansion, however should a suitable site emerge that could accommodate a new, larger facility this should be considered.

4.63 For the purposes of the waste sites search, the focus has been on those areas within the District where potential needs have been identified through the Waste Plan Issues Paper and subsequently. These areas are: Wareham, Winfrith, and Upton (in the context of needs for Poole). No needs have been identified in Swanage. The site search therefore reviews the existing employment sites and other site opportunities in these areas only.

Initial Site Search

Review of Employment Land

4.64 This section contains a review of existing employment sites and employment allocations in areas of Purbeck where there is a potential need for a waste management facility.

4.65 Where early consultation with districts and waste collection authorities has highlighted possible opportunities for waste sites, or where sites have been suggested through consultation on the Waste Plan Issues Paper, this has also been stated.

4.66 The documents reviewed to establish the list are as follows:

- Purbeck Local Plan Part 1: Planning Purbeck's Future (Adopted 13 November 2012)
- Purbeck District Employment Land Review: Stage 1 (Summer 2010)
- Bournemouth, Dorset and Poole Workplace study, Employment Land Projections 2012 update

Employment Sites

4.67 Purbeck's new Local Plan was adopted in November 2012. The Plan safeguards a number of existing employment sites and sets out a policy to allocate any new sites following the completion of Stage 3 of the Employment Land Review, through a site allocations document. This has yet to be completed.

4.68 The existing employment sites were assessed through Purbeck's Employment Land Review - Stage 1 (dated 2010). The review provides an assessment to either demonstrate that existing employment sites are 'fit for purpose', or to determine whether these should be considered for release to other uses.

4.69 The review was predominantly concerned with B1 (Business), B2 (General Industrial), and B8 (Storage and Distribution) land uses. In recognition of the prominence of certain sectors within the Purbeck economy, which may not ordinarily be picked up through a review of B1, B2, B8 land and premises, the Stage 1 review also included: Ministry of Defence (MOD), Public Sector (education and health etc.) and Minerals and Waste.

4.70 Remaining land availability has been taken from the Local Plan in the first instance, but has been updated with information from the Workplace Study (2012) where relevant, or with information gained through discussions with Purbeck District Council.

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Westminster Road	Wareham	Existing Employment Land	5	HRC Depot	<ul style="list-style-type: none"> 0ha land remaining Existing HRC is located on this site - is there any potential for expansion? Next to DCC Highways Depot 	Yes
Sandford Lane	Wareham	Existing Employment Land	9	Waste transfer Depot Bulky waste transfer/ treatment facility HRC	<ul style="list-style-type: none"> 0ha land remaining Existing industrial estate 	No - no available land
John's Road	Wareham	Existing Employment Land	0.3	Waste transfer Depot Bulky waste transfer/ treatment facility HRC	<ul style="list-style-type: none"> 0.2ha land remaining Site has limited capacity to provide additional development 	No - insufficient space

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Factory Road	Upton	Existing Employment Land	3.9	Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> 0ha land remaining Estate extends into Borough of Poole 	No - no available land
Holton Heath Industrial Estate	Near Sandford	Existing Employment Land: Sub-regional employment site B1, B2 & B8	35	Waste transfer Depot Bulky waste transfer/ treatment facility HRC	<ul style="list-style-type: none"> Remaining available land is stated to be 3ha Planning permission granted on most of the remaining land since Core Strategy figures. A couple of pockets of land are still available - under 0.5ha but may be able to accommodate a depot/transfer facility Good location in SE Dorset, close to A35 but via A351. District Council has some concerns over congestion at certain times. Power on the site is currently an issue - outages experienced. There is a core of important advanced engineering businesses on the site Adjacent to Holton Heath railway station 	Yes - investigate opportunities for locating a depot/transfer facility

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Holton Heath Industrial Estate - Extension	Near Sandford	Proposed extension to employment land - (to be considered through Partial Review of Local Plan)	20ha	Waste transfer Depot Bulky waste transfer/ treatment facility HRC	<ul style="list-style-type: none"> Masterplan being prepared by landowner to bring forward additional previously developed land for employment uses. It is hoped that 5ha will be brought forward within next 2 years, within existing highways constraints. Further 15ha phase planned (subject to highways constraints and LEP funding bid). However, currently unallocated. Good location in SE Dorset, close to A35 but via A351. District Council has some concerns over congestion at certain times. PDC looking for contributions towards traffic feasibility study in relation to Bakers Arms roundabout Adjacent to Holton Heath railway station. 	Yes - investigate opportunities in extension area
Admiralty Park	Near Sandford	Existing Employment Land: Sub-regional employment site	12	Waste transfer Depot Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> 4ha remaining available land Adjacent to Holton Heath Industrial Estate Site is covered by a Certificate of Lawful Use and there are a number of derelict/vacant buildings at the southern end 	Yes - investigate opportunities

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
		B1 & B2		HRC	<ul style="list-style-type: none"> Only the footprints of the existing buildings can be redeveloped. Considered it could be difficult to achieve an open area. Partially designated SNCI Area TPO covers site Good location in SE Dorset, close to A35 but via A351. District Council has some concerns over congestion at certain times. Access currently via a single and narrow signal controlled junction to Station Road from the A351 - not suitable for HGVs. Potential access through Holton Heath - would improve site. However currently this is blocked off. Adjacent to Holton Heath railway station. 	
Romany Works	Near Sandford	Existing Employment Land B1, B2 & B8	1.6	Waste transfer Depot	<ul style="list-style-type: none"> 1 ha remaining available land. However this is not in a single parcel so may not be suitable for a waste related use. Good location in SE Dorset, close to A35 but via A351. District 	Yes

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Dorset Green Technology Park	Winfrith	Existing Employment Land B1, B2 & B8	72	Waste transfer Depot	<ul style="list-style-type: none"> Council has some concerns over congestion at certain times. Left turn only when leaving the site. 20ha remaining available land Not ideally located in the county but may provide opportunities for waste transfer if needed About 50ha owned by ZOG Brownfield Ltd (ZBL). Site is being actively promoted for additional employment development with aspirations for a zero carbon site. Potential traffic issues inc congestion at Wool level crossing and passage of HGVs through villages to access site. Flood risk in parts of site PDC hope to bring forward the central part of the site for high-tech businesses. Peripheral areas could suit a waste facility. Tradebe (Inutec) haz treatment facility located on this site. Space near to this facility is available. 	Yes - investigate opportunities within the Technology Park

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Binnegar	Nr Wareham	Allocated site in Waste Local Plan Existing waste facility		Waste transfer	<ul style="list-style-type: none"> A site adjacent to the park is allocated in the Waste Local Plan for an MBT with RDF facility. There is no access from the park to the site. Planning permission granted to New Earth Solutions March 2011 for an advanced thermal conversion energy from waste plant for non-hazardous waste and biomass. However, this was not been implemented. Allocated in Waste Local Plan for MRF, open windrow composting, IVC and aggregates recycling. Planning permission granted for these uses. The MRF has been constructed and is operational. Not ideally located in the county but could provide opportunities for waste transfer if needed. 	Yes

Site name	Location	Status	Size (ha.)	Type of facility needed	Initial comments on site	Carry Forward?
Rogers Concrete Yard	Puddletown Road, Wareham	Existing waste operation	Approx 5 acres	Waste transfer? Aggregates Recycling	<ul style="list-style-type: none"> Current application 6/2013/0503 - Change of use of site from General Industrial Use (B2) to a non hazardous materials recovery, recycling and transfer station Not ideally located in the county but could provide opportunities for waste transfer if needed. PDC keen on this site as it doesn't conflict with employment land. Like-minded uses nearby. No specific identified needs in this area and existing operator has not indicated interest in expansion of site/uses. 	No - no identified need in addition to current operations

Table 63

Sites taken from the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD - Issues and Options Document Nov 2011

- 4.71** Sites stated to be under 5 pitches are considered too small for any type of waste development.
- 4.72** For the purposes of the initial waste site search, both shortlisted and rejected gypsy and traveller sites have been considered. Only those sites in areas of need identified through the Waste Plan Issues Paper are included.

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land between Meadow View and Lancresse, East Burton Road, Wool	Wool	Shortlisted GT site	2 pitches	Waste transfer Depot	<ul style="list-style-type: none"> • Likely to be too small • Access via narrow road • Site within safeguarded corridor for Wool bypass 	No - too small
Land adj Wild Acre	Crossways	Rejected GT site		Waste transfer	<ul style="list-style-type: none"> • Site not available for GT use 	No - too small
Five Cross Filling Station	Crossways	Rejected GT site		Waste transfer	<ul style="list-style-type: none"> • Possible amenity issues due to proximity • Aspirations for residential • Likely too small for waste use 	No - too small
Redbridge Pit	Crossways	Rejected GT site		Waste transfer	<ul style="list-style-type: none"> • Site not available for GT use 	No - unavailable

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land adj The Willows	Holton Heath	Rejected GT site		Waste transfer Depot Bulky waste transfer/ treatment facility HRC?	<ul style="list-style-type: none"> Rejected due to proximity to heathland and encroachment into countryside Good location for waste facility - see table above 	No - too small
Admiralty Park	Holton Heath	Rejected GT site		Waste transfer Depot Bulky waste transfer/ treatment facility HRC?	<ul style="list-style-type: none"> Rejected due to proximity to heathland Good location for waste facility subject to access - see table above 	Yes (see above)
Eastern part of land at French's Farm	Upton	Rejected GT site		Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Rejected due to proximity to heathland 	No - unavailable
Land adj 110A Heights Road	Upton	Rejected GT site		Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Rejected due to proximity to heathland 	No - too small
Railway Cottages	Wareham	Rejected GT site		Waste transfer	<ul style="list-style-type: none"> Rejected due to proximity to heathland 	No - unavailable.

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Winfrith Technology Centre	Winfrith	Rejected GT site		Depot Bulky waste transfer/ treatment facility	<ul style="list-style-type: none"> Rejected due to proximity to heathland 	Yes (see above)
Winfrith Technology Centre - Site 2 Green Park	Winfrith	Rejected GT site		Waste transfer Depot	<ul style="list-style-type: none"> Rejected due to majority of site being in proximity to heathland; or in flood zone 2 or 3 Additionally site is reserved for employment use. 	Yes (see above)
Land at Wool	Wool	Rejected GT site		Waste transfer Depot	<ul style="list-style-type: none"> Rejected due to the development being incongruous in open rural landscape 	No - agricultural land, opportunities within Dorset Green should be investigated first

Site name	Location	Status	Size (ha)	Type of facility needed	Initial comments on site	Carry forward?
Land adj East Burton Farmhouse	Wool	Rejected GT site		Waste transfer Depot	<ul style="list-style-type: none"> Site not available for GT use 	No - agricultural land, opportunities within Dorset Green should be investigated first
Land south of A352	Wool	Rejected GT site		Waste transfer Depot	<ul style="list-style-type: none"> Rejected due to development being conspicuous and difficult to integrate 	No - agricultural land, opportunities within Dorset Green should be investigated first

Table 64

Shortlisted Site Options - Purbeck

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Wareham						
Westminster Road	Existing Employment Land	0	HRC Depot	<ul style="list-style-type: none"> 0ha land remaining Existing HRC is located on this site - is there any potential for expansion? Next to DCC Highways Depot. DWP keen to find a new depot site for Wareham as they need to move from their current site on Westminster Rd. PDC want to redevelop the site for small business units. 	DCC Highways Dept has confirmed that there is no intention for their depot to be relocated, and there is insufficient space for the site to shared with a waste depot.	No - insufficient space
Holton Heath Industrial Estate	Existing Employment Land: Sub-regional employment site B1, B2 & B8	35	Waste transfer Depot	<ul style="list-style-type: none"> Remaining available land is around 3ha Planning permission granted on most of the remaining land since Core Strategy figures. A couple of pockets of land are still available - under 0.5ha but 	Land at Blackhill Road, Holton Heath, appears suitable in principle for depot and/or waste transfer facility. Landowner amenable to both uses.	Yes Draft Waste Plan Site Ref: PK01

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Holton Heath Industrial Estate - Extension (Holton Gate)	Proposed extension to employment land - (to be considered through Partial Review of Local Plan)	20ha	Waste transfer Depot Bulky waste transfer/treatment facility HRC?	<ul style="list-style-type: none"> may be able to accommodate a depot/transfer facility Good location in SE Dorset, close to A35 but via A351. District Council has some concerns over congestion at certain times. Power on the site is currently an issue - outages experienced. There is a core of important advanced engineering businesses on the site. Adjacent to Holton Heath railway station. 	<p>The agent has confirmed that electricity on this part of Holton Heath is stable due to additional line installed.</p> <p>Site has planning permission for 16 industrial units in two blocks, for B1, B2 and B8 uses (ref 6/2013/0040).</p>	No - site not allocated as employment land in PDC Plan, land is available on existing Holton Heath allocation.

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Admiralty Park	Existing Employment Land: Sub-regional employment site B1 & B2	12	Waste transfer Depot Bulky waste transfer/treatment facility HRC?	<ul style="list-style-type: none"> Good location in SE Dorset, close to A35 but via A351. District Council has some concerns over congestion at certain times. PDC looking for contributions towards traffic feasibility study in relation to Bakers Arms roundabout. Adjacent to Holton Heath railway station. 	Likely to be difficult to deliver the required uses given the planning and environmental constraints on the site.	No - environmental designations cover site

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Romany Works	Existing Employment Land B1, B2 & B8	1.6	Waste transfer Depot	<ul style="list-style-type: none"> Council has some concerns over congestion at certain times. Access currently via a single and narrow signal controlled junction to Station Road from the A351 - not suitable for HGVs. Potential access through Holton Heath - would improve site. However currently this is blocked off. Adjacent to Holton Heath railway station. 	<p>A site of approx 0.3ha is available. There are trees protected by Tree Preservation Orders on the site.</p> <p>Requires assessment by Arboricultural Officer</p> <p>Site not large enough to accommodate both transfer facility and depot, which would ideally be located together.</p>	No - site unlikely to be able to accommodate preferred waste facility

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
Winfrith						
Dorset Green Technology Park	Existing Employment Land B1, B2 & B8	72	Waste transfer Depot	<ul style="list-style-type: none"> 20ha remaining available land Not ideally located in the county but may provide opportunities for waste transfer if needed. About 50ha is owned by ZOG Brownfield Ltd (ZBL). Site is being actively promoted for additional employment development with aspirations for a zero carbon site. Potential traffic issues inc congestion at Wool level crossing and passage of HGVs through villages to access site. Flood risk in parts of site. PDC hope to bring forward the central part of the site for high-tech businesses. Peripheral areas could suit a waste facility. Tradebe (Inutec) haz treatment facility located on this site. Space near to this facility is available. A site adjacent to the park is allocated in the Waste Local Plan 	<p>The landowners went into administration in 2014. Part of the site was subsequently bought by Purbeck District Council jointly with Dorset County Council. There will be no space for a waste use on this part of the site.</p> <p>The remainder of the site is being marketed by the Homes & Communities Agency. There is potential on this part of the site subject to the wishes of the purchaser.</p>	Yes Draft Waste Plan Site Ref: PK02

Site name	Status	Size (ha.)	Type of facility needed	Initial comments on site	Outcome of investigation	Is this site considered to be a deliverable option?
				<p>for an MBT with RDF facility. There is no access from the park to the site.</p> <ul style="list-style-type: none"> Planning permission granted to New Earth Solutions March 2011 for an advanced thermal conversion energy from waste plant for non-hazardous waste and biomass. However this has not been implemented. 		
Puddletown Road						
Binnegar	Allocated site in Waste Local Plan Existing waste facility		<p>Waste transfer</p> <p>Green waste composting</p>	<ul style="list-style-type: none"> Allocated in Waste Local Plan for MRF, open windrow composting, IVC and aggregates recycling. MRF has been constructed and operational. Not ideally located in the county but could provide opportunities for waste transfer if needed. 	<p>DWP confirmed need for transfer and composting in this area.</p> <p>Site already has planning permission for composting</p> <p>Eco Park permission doesn't include residual or food transfer</p>	<p>Yes</p> <p>Draft Waste Plan Site Ref: PK03</p>

Table 65

Summary

Waste Transfer

4.73 Three sites have been shortlisted for consideration for locating a waste transfer facility. Location will need to be given careful consideration in the sustainability appraisal given that the Materials Recycling Facility will be located in Poole.

4.74 Three options have been identified for waste vehicle depot facilities. The options could see a depot and waste transfer as a combined facility.

Bulky waste treatment/residual waste treatment

4.75 Wider needs for strategic facilities serving the County to manage bulky and residual waste could be appropriate in the north eastern part of the District however no suitable sites have been short listed.

Composting

4.76 One site has been shortlisted for consideration for a green waste composting facility, located on Puddletown Road.

4.77 The site options are listed below.

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
PK01	Holton Heath Industrial Estate, land at Blackhill Road	Waste transfer Depot	
PK02	Dorset Green Technology Park	Waste transfer Depot	

Waste Plan Site Reference	Site Option	Proposed Use	Additional Information
PK03	Binnegar	Waste transfer Depot Green waste composting	

5 Draft Waste Plan 2015 consultation outcomes

5 Draft Waste Plan 2015 consultation outcomes

Draft Waste Plan 2015 Consultation and further work

5.1 Consultation on the Draft Waste Plan took place between 15 July and 23 September 2015. 917 responses were received to the consultation from 197 contributing consultees (individuals/organisations), raising a range of different issues to be taken into consideration. A summary of the issues raised and officer response for each of the site options presented in the Draft Waste Plan is available on the website.

5.2 Following consultation, consideration of the issues raised to each site and further work took place.

5.3 The table below lists the sites contained in the 2015 consultation document highlighting those sites to be shortlisted for allocation in the 2016 Draft Waste Plan. A summary of the reasoning is set out in the final column.

5.4 During the 2015 Draft Waste Plan consultation a number of additional sites/facilities emerged. Where these proposals addressed an identified waste management need and were consistent with the vision, objectives and spatial strategy, they were fully considered and subject to public consultation. Further details are included in Chapter 6 of this report.

	Site Option	Shortlist Site	Outcomes of consultation and further work
BO01	Kinson Sewage Treatment Works	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. There are considered to be sites in better locations strategically and outside of the Green Belt for bulky waste treatment.
CB01	Hurn MRF, Parley	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. This is an existing MRF and its future is unclear. It is proposed to safeguard the site rather than allocate it in the final Waste Plan.
CB02	Eco-Composting, Parley	Yes	Following the grant of planning permission for the reconfiguration of this site it is being considered for its potential for additional residual capacity.
ED01	Brook Road, Wimborne	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The site is considered too small to create a modern, split level

	Site Option	Shortlist Site	Outcomes of consultation and further work
			HRC, other sites are likely to be available in the Ferndown area that would enable this to be achieved.
ED02	Blunts Farm, Ferndown	Yes	An objection has been raised by the landowner to this site for the development of waste management uses. As a result a wider area of search is being considered for all uses to allow flexibility.
ED03	Woolsbridge Ind Estate (two parcels of land east and south of the existing industrial estate)	Yes - for limited uses	This site is proposed to be shortlisted for allocation in the Waste Plan to address the strategic needs of residual treatment/bulky waste treatment This site is not being shortlisted for allocation in the Waste Plan, at this stage for HRC/Depot as there is likely to be a site available in a better location to serve the needs of Wimborne/Ferndown.
ED04	West Moors Petroleum Depot	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. There are sites available on allocated employment land outside of the Green Belt that are preferred.
ED05	Little Canford Depot, Hampreston	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The landowner has confirmed that the site is being progressed for residential uses and is no longer available for a HRC and/or depot. In addition, there are sites available on allocated employment land outside of the Green Belt that would be preferred.
ED06	East Dorset Police Headquarters, Ferndown	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The landowner has confirmed that the site is in the process of being sold and is unavailable for waste uses.
ED07	Balie gate Industrial Estate & Extension Area,	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. A depot would be better located in Ferndown and sites are likely

	Site Option	Shortlist Site	Outcomes of consultation and further work
	Sturminster Marshall		to be available for co-location of depot with HRC which would provide advantages.
ED08	Land at Candy's Lane, Corfe Mullen (Former Sims Metal Recycling site, Candys Lane)	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. A depot would be better located in Ferndown and sites are likely to be available on allocated employment land. The co-location of depot with HRC would provide advantages.
ND01	Holland Way, Blandford (Extension to existing WMC)	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. This site has been investigated by the Waste Planning Authority and Dorset Waste Partnership but there are issues with the deliverability of this site, unwilling landownership and potential costs likely to prohibit development.
ND02	Land off Shaftesbury Lane, Blandford	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The landowner is not promoting the site for waste uses. This site could only accommodate HRC and depot, the preferred site would accommodate a waste management centre which provides advantages.
ND03	Land south of Sunrise Business Park, Blandford	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. The site is situated in a good location to serve Blandford and surrounding villages and there is the potential to provide a new access. The site is being progressed outside of Waste Plan process.
ND04	Blandford Brewery	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The landowner has confirmed that the site no longer available due to re-development.

	Site Option	Shortlist Site	Outcomes of consultation and further work
ND05	Land south of Pimperne	No	<p>This site is not being shortlisted for allocation in the Waste Plan, at this stage. The preferred site has benefits over this site. The preferred site is in closer proximity to the town of Blandford and the catchment of the facility and has the potential to create a better access. Although both</p> <p>sites are in the AONB the preferred site is a more natural extension to an existing/established industrial estate and is being considered for a</p> <p>range of new uses</p>
ND06	Wincombe Business Park, Shaftesbury (Extension to existing HRC)	No	<p>This site is not being shortlisted for allocation in the Waste Plan, at this stage. The preferred site has advantages over this site such as being on</p> <p>allocated employment land . This site is in Wiltshire so will not be able to be allocated in the Dorset Waste Plan. This site is very small and</p> <p>although development here would be an improvement on the existing site, development of a modern split level facility would be unlikely to be achievable.</p>
ND07	Brickfields Business Park, Gillingham	Yes	<p>This site is proposed to be shortlisted for allocation in the Waste Plan. There is plenty of available employment land in a good location, with planned access improvements, to the south of Gillingham which should be accessible to both residents of Shaftesbury and Gillingham. Further consideration is needed to consider if it is possible to reduce the land area to a more defined site allocation in the final Waste Plan</p>
ND08	Enmore Green, Shaftesbury	No	<p>This site is not being shortlisted for allocation in the Waste Plan, at this stage. The preferred site has advantages over this site including being</p>

	Site Option	Shortlist Site	Outcomes of consultation and further work
			allocated employment land. There are also significant landscape concerns to development on this site with no possible mitigation.
ND09	Gillingham STW	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. This was the only option available to address the need to expand the Sewage Treatment Works.
PO01	Area 2 and 3, Ling Road, Mannings Heath	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. It is in a good strategic location with good accessibility. However, there is a danger that if the MRF is developed (as permitted) there is unlikely to be sufficient space for residual waste treatment in addition. It is proposed to allocate an 'area of search' including this site and SITA MRF site (PO04) to allow maximum flexibility.
PO02	Site Control Centre, Canford Magna	Yes - reduced extension area	This site and the B4 lagoon extension are proposed to be shortlisted for allocation in the Waste Plan. The B4 lagoon area is currently well-screened on all sides, with the exception of the boundary with the existing waste Control Centre. Complementary waste uses could, therefore extend into it without harming the perceived openness of the green belt or the rural character of the surrounding area. However, this is not the case for the extension to the east of the site which is not proposed to be allocated. Land to the east is visually separate from the existing facility and is very rural in character. It is proposed to support intensification of this site through allocation of the existing site and B4 lagoon area in the Waste Plan which will enable increased capacity and the ability to manage waste further up the waste hierarchy.

	Site Option	Shortlist Site	Outcomes of consultation and further work
PO03	Nuffield WMC, Poole	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. A HRC to serve East Dorset in this location would result in increased vehicle movements. This would have only been an option if no suitable site could be identified within Wimborne or Ferndown. The site is also considered too small for any form of residual waste treatment. There is potentially sufficient available space for the development of a bulky waste management facility; however this would be within the existing waste transfer building. The WPA is not in a position to prove deliverability during the plan making process as the future of Poole's waste management contracts is unknown.
PO04	SITA MRF, Mannings Heath	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. The site is small but the operator considers the site suitable for waste treatment so deliverability higher than allocation of a green field site. It is proposed to allocate an 'area of search' including this site and Ling Road site (PO01) to allow maximum flexibility.
PK01	Holton Heath Industrial Estate, Land at Blackhill Road	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. The site is better located than other options and is allocated employment land which is consistent with National Policy for Waste.
PK02	Dorset Green Technology Park, Winfrith	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The site is in a poor location to serve Purbeck and much of the site is unavailable.
PK03	Binnegar Environmental Park, Wareham	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The site is in a poor location to serve Purbeck and the preferred site is allocated employment land which is consistent with National Waste Policy.
WD01	Land North West of Monkey's Jump, Dorchester	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. There are considered better options outside of the AONB

	Site Option	Shortlist Site	Outcomes of consultation and further work
			with less potential landscape/visual impacts and better access.
WD02	Old Radio Station, Dorchester	Yes - for limited uses	This site is proposed to be shortlisted for allocation in the Waste Plan for the development of a waste transfer station and depot only. The site is not proposed to be progressed for HRC due to accessibility. There are more suitable locations for the publicly accessible site off the main trunk road network.
WD03	Land to the south of Stadium Roundabout, Dorchester	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The site was found unsuitable for trunk road service station by West Dorset Local Plan Inspector. A Waste Management Centre would have similar impacts and therefore has been discounted.
WD04	Charminster Depot	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. The existing uses would be complementary and a waste vehicle depot could share many of the facilities associated with the existing highways depot.
WD05	Land at Stinsford Hill, Dorchester	Yes - a wider site area	This site is proposed to be shortlisted for allocation in the Waste Plan. Further consultation is proposed on a wider area of land to enable landscape mitigation measures to be incorporated into any future development. The site has advantages over other sites, it is outside the AONB and access would not be directly onto the trunk road network.
WD06	Rainbarrow Farm, Martinstown	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. There are considered to be better options outside the AONB with less landscape/highways impacts.
WD07	Loudsmill Industrial Estate, Dorchester	Yes	This site is proposed to be shortlisted for allocation in the Waste Plan. The site has advantages over other options being outside the AONB and situated on employment land.

	Site Option	Shortlist Site	Outcomes of consultation and further work
	(extension to the existing site)		Further investigate needed to define a specific site for allocation in final Waste Plan.
WD08	Parkway Farm Business Park, Poundbury	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. The landowner has confirmed that this site is being developed and therefore is unavailable for a waste use.
WD09	Maiden Newton STW	Yes - alternative area of land	This site is proposed to be shortlisted for allocation in the Waste Plan, however an alternative area of land is being considered to reduce the landscape and visual impacts by enabling mitigation to be built into any future development.
WD10	Broadcroft Quarry	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. 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.
WD11	Coombefield Quarry	No	This site is not being shortlisted for allocation in the Waste Plan, at this stage. If permission is granted for the extension of Broadcroft inert landfill and time extensions for the waste transfer activities there is unlikely to be a need for further inert waste capacity on Portland until the end of the Plan period. 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.

6 Emerging Preferred Waste Site Allocations 2016

6 Emerging Preferred Waste Site Allocations 2016

Draft Waste Plan - Additional and Emerging Preferred Waste Site Allocations

6.1 During the 2015 consultation a number of new sites were suggested to address the identified waste management needs. Consultation on the alternative sites and emerging preferred waste sites took place between 26 May and 21 July 2016. Just over 900 comments were received from approximately 480 individuals/organisations. A range of different issues were raised that needed to be fully considered. A summary of the issues raised and officer response for each of the site options presented in the consultation document is available on the website.

6.2 Following consultation, consideration of the issues raised to each site and further work took place.

6.3 The table below lists the sites contained in the 2016 consultation document highlighting those sites to be shortlisted for allocation in the Final Draft Waste Plan. A summary of the reasoning is set out in the final column.

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
WP01	Ferndown Area of Search	No	Household Recycling Centre Waste Vehicle Depot Transfer Station	<p>There remains an objection to the development of waste uses on Blunts Farm by the landowner and the district council. The main reason for objection is that development of a waste facility would reduce the availability of the land for 'much needed' employment. Further discussions have taken place with the district council on this issue.</p> <p>There are considered to be better, more deliverable options for the development of a residual treatment facility on other sites being promoted by waste management companies.</p> <p>The Waste Planning Authority is concerned that the development of the Green Belt</p>

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
				<p>will place extra pressure and impact upon the nearby internationally designated heathland sites. The importance of Green Belt is acknowledged and inappropriate development that is harmful should only be approved in very special circumstances. Full consideration has been undertaken and it is not considered that there very special circumstances. The benefits of development in the greenbelt are not outweighed by other considerations particularly given the availability of allocated employment land nearby.</p> <p>The WPA intends to rely on a criteria based policy(s) to consider applications for a HRC and/or depot in the future. Land at Woolsbridge Industrial Estate has been allocated for general waste transfer.</p>
WP02	Woolsbridge Industrial Estate Area of Search	Yes - for limited uses	Bulky waste transfer/treatment	<p>This site is being proposed for the development of a general waste and/or bulky waste transfer and the treatment of bulky waste only. There are considered to be more deliverable options for the development of a residual treatment facility on other sites being promoted by waste management companies.</p>

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
				Given concerns with regard to environmental impacts it is proposed to remove FZ2&3 from the area of search.
WP03	Mannings Heath Area of Search	Yes - reduced site area	Bulky waste transfer/treatment Residual waste treatment	<p>This site is being proposed for the development of a residual waste treatment facility comprising the preparation of RDF or SRF.</p> <p>The site is being actively promoted by a waste management company for this use and there is a high degree of certainty that a waste facility will be developed here to meet an identified need.</p> <p>The area of search has been reduced in size. This is to reflect the fact that the remaining land has the benefit of planning permission for a Materials Recycling Facility and it the WPA's understanding that this site will be developed as permitted leaving insufficient available land for a residual waste treatment facility.</p>
WP04	Site Control Centre, Canford Magna	Yes	Intensification of existing waste management facility, inc increased capacity for the management of residual waste and complementary	<p>This site is proposed for inclusion in the final Draft Waste Plan for intensification within the land shown in the 2016 Draft Waste Plan.</p> <p>The intensification of this site is being actively promoted by the landowner/operator and there is a high degree of</p>

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
			activities that push waste up the hierarchy	certainty that additional capacity for the management of residual waste will come forward within the plan period to contribute to the identified need for the management of this waste.
WP05	Eco-Sustainable Solutions, Parley	Yes	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	<p>This site is proposed for inclusion in the final Draft Waste Plan for intensification within the land shown in the 2016 Draft Waste Plan.</p> <p>The intensification of this site is being actively promoted by the landowner/operator and there is a high degree of certainty that additional capacity for the management of residual waste will come forward within the plan period to contribute to the identified need for the management of this waste.</p>
WP06	Land south of Sunrise Business Park, Blandford	Yes	<p>Waste Management Centre</p> <p>Waste Vehicle Depot</p>	<p>A reduced area of land is proposed for inclusion in the final Draft Waste Plan for the development of a waste management centre.</p> <p>The development of this site is supported by DWP and so there is a high degree of certainty that the site will be developed.</p> <p>Further discussions have been undertaken with the AONB team and others to minimise impacts on the AONB. As a</p>

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
				result the site has been reduced in size and the site is not proposed for a waste vehicle depot.
WP07	Brickfields Business Park	Yes	Household Recycling Centre	This site is proposed for inclusion in the final Draft Waste Plan 2016.
WP08	Gillingham STW Extension	Yes	Extension to the STW	Very few representation were received to the allocation of an extension to the existing sewage treatment works. It is proposed to take this site forward as proposed in the Draft Waste Plan 2016.
WP09	Maiden Newton STW Extension	Yes	Extension to the STW	Very few representation were received to the allocation of an extension to the existing sewage treatment works. It is proposed to take this site forward as proposed in the Draft Waste Plan 2016.
WP10	Land at Stinsford Hill, Dorchester	No	N/A	<p>It is not proposed to take this site forward for allocation in the final Waste Plan for any of the proposed uses set out in the Draft Waste Plan 2016.</p> <p>It is considered premature to base the decision on the location of the waste facility on the possibility of future larger scale development. There are also concerns related to traffic/access and likely to be landscape impacts unlikely to be overcome through mitigation.</p>

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
WP11	Loudsmill Industrial Estate, Dorchester (extension to the existing site)	Yes - within a reduced site area	Household Recycling Centre	It is proposed to take this site forward for allocation in the final Waste Plan for an improvement/expansion of the existing household recycling centres. Master planning has begun within the wider site and as a result the site allocation has been significantly reduced in scale.
WP12	Old Radio Station, Dorchester	Yes	Waste Transfer Station Waste Vehicle Depot	It is proposed to take this site forward for allocation in the final Waste Plan for a waste transfer station and vehicle depot. It is considered that there are both financial and operational advantages to having both facilities located together rather than on separate sites.
WP13	Charminster Depot & Farm	No	N/A	This site is not proposed to be taken forward. The Old radio station (WP12) has better access and room for WTS and Depot together which provides operational and financial advantages.
WP14	Land at Borne Park, east of Piddlehinton	Yes	Green Waste Composting	Very few representations were received to the allocation of this site. It is proposed to take this site forward for allocation in the final Waste Plan for green waste composting as proposed in the Draft Waste Plan 2016.
WP15	Land at Blackhill Road, Holton Heath Industrial Estate	Yes	Waste Transfer Station Waste Vehicle Depot	Very few representations were received to the allocation of this site. It is proposed to take this site forward for allocation in the final Waste Plan for a waste transfer station and

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
				vehicle depot as proposed in the Draft Waste Plan 2016.
WP16	Swanworth Quarry	No	Inert filling	Planning permission has been granted, therefore no need for allocation.

Additional Sites

6.4 During the 2016 consultation and beyond, a number of additional sites were suggested by consultees as alternatives to sites being promoted. The table below includes all sites suggested during the consultation and sets out where further action is needed to be taken.

Suggested Site	Alternative to Site Ref/Name	Response	Further Action
Expand one of the existing sites – Brook Rd, Longham or Hurn	WP01 - Ferndown Area of Search	Consideration has been given to the expansion of the existing Brook Road facility however only a very small area of additional land is available and this would not be sufficient to develop a modern, spilt level HRC that would address the long term needs of the area. The HRC at Longham is run by Bournemouth Borough Council, although the authority is happy for Dorset County Council residents to use the site now this may change in the future as the population of Bournemouth increases and puts pressure on the existing facility. It is important for Dorset to be self-sufficient in terms of its facility so that all residents have access to a facility for the disposal of their waste. In addition, the Millihams site is constrained and options for expansion are very limited. Consideration is being given to the expansion of an existing waste facility at Hurn to manage significantly increased quantities of residual waste as an alternative to a new treatment facility within the Ferndown 'area of search'. Hurn	No

Suggested Site	Alternative to Site Ref/Name	Response	Further Action
		is not an appropriate location for a HRC to serve Wimborne, Ferndown and surrounding areas.	
Land between the access road to the current Ferndown / Dorset Police station and the Ferndown by-pass	WP01 - Ferndown Area of Search	The former police headquarters site was considered however it has been sold and is unavailable for a waste use. The wider land is within the Green Belt.	No
Ferndown golf course	WP01 - Ferndown Area of Search	The Waste Planning Authority is not aware of any available land at Ferndown Golf course	No
North of Wimborne	WP01 - Ferndown Area of Search	The Waste Planning Authority undertook a comprehensive assessment of available land. No suitable, available land was found north of Wimborne.	No
Council offices at Furzehill	WP01 - Ferndown Area of Search	It is the understanding of the Waste Planning Authority that the Council Offices at Furzehill are to be developed for housing.	No
Winfrith	WP01 - Ferndown Area of Search	Unlikely other site options there is no landowner/waste company promoting a site at Winfrith and therefore there is a high degree of uncertainty with regards to the development of a strategic residual waste facility. To date, no specific site has been found either within the Enterprise Zone or on the wider site. There may also be a limitation on waste movements to the site that could render it an unviable choice.	No
Winfrith	WP03 Mannings Heath Area of Search	Unlikely other site options there is no landowner/waste company promoting a site at Winfrith and therefore there is a high degree of uncertainty with regards to the development of a strategic residual waste	No

Suggested Site	Alternative to Site Ref/Name	Response	Further Action
		facility. To date, no specific site has been found either within the Enterprise Zone or on the wider site. There may also be a limitation on waste movements to the site that could render it an unviable choice.	
Land North East beyond the Sunrise Business Park, with access off the C13 Shaftesbury Road	WP06 - Land south of Sunrise Business Park	The suggested alternative site is also within the AONB an assessment will be made to whether the site provides advantages, particularly in terms of impact on the AONB.	Yes - subject to further assessment and consultation
Expanding and developing the existing site at Holland Way	WP06 - Land south of Sunrise Business Park	The Waste Planning Authority understands that there are issues with the deliverability of this site in particular the potential costs are likely to prohibit development. Further work took place to fully consider the deliverability and viability of this option.	No
Langton Lodge Farm, Blandford	WP06 - Land south of Sunrise Business Park	The suggested alternative site is also within the AONB an assessment will be made of to whether the site provides advantages, particularly in terms of impact on the AONB.	Yes - subject to further assessment and consultation
Land at Blandford Camp	WP06 - Land south of Sunrise Business Park	Blandford Camp is a fully functioning military camp with no public access. The WPA is aware that the MOD are selling off large areas of land in a programme lasting up to 2040. A document was published by the MOD in 2017 which lists all the 91 sites that they are looking to dispose of. Blandford is not on this list and it is understood that Blandford is one of the sites where operations are being consolidated bringing in staff from other sites that are looking to close. Therefore they need to ensure the viability of the site	No

Suggested Site	Alternative to Site Ref/Name	Response	Further Action
		for this purpose and are very unlikely to release any land for a WMC.	
Business Park behind Orchard Park	WP07 - Brickfields Business Park	Orchard Park is situated to the east of Kingsmead Business Park, outside of the settlement boundary and not a part of the employment allocation. NDDC have confirmed that other uses proposed on the site are likely to be incompatible, particularly due to the aim to create a local centre. Brickfields Business park is more appropriate being allocated employment land within the urban extension.	No
Old Radio Station	WP10 Land at Stinsford Hill	The old radio station is being considered for a waste transfer station and/or vehicle depot. It has however been discounted for a HRC primarily due to accessibility given the number of householder vehicles that would need to cross the A35 in this location. There are considered to be more suitable locations for the publicly accessible site off the main trunk road network.	No
Poundbury	WP10 Land at Stinsford Hill	A comprehensive search for sites for waste facilities in and around Dorchester has been undertaken. This included Poundbury. One site, known as Parkway Farm, was included in the 2015 Draft Waste Plan however it has not been shortlisted as the landowner has confirmed that this site is being developed for other uses and therefore is unavailable for a waste use.	No
Monkeys Jump roundabout	WP10 Land at Stinsford Hill	A site at Monkeys Jump was included in the 2015 Draft Waste Plan however has not been shortlisted as there are considered to be better options outside of the AONB with less potential landscape/visual impacts and better access.	No

Suggested Site	Alternative to Site Ref/Name	Response	Further Action
Land at Beacon Hill	WP10 Land at Stinsford Hill	The need for a replacement household recycling centre to serve Dorchester and surrounding towns was first identified in the Waste Plan Issues Paper (December 2013). This document contained an area within which a search for a suitable site would take place. This area was centred on Dorchester and focused on employment sites, consistent with National Planning Policy for Waste. Greenfield sites outside of the town were generally not considered unless specifically suggested by a landowner or other consultee. Household recycling centre's need to be well located to serve the populations that they are intended to serve. Land at Beacon Hill is some distance from the centre of population resulting in a large proportion of the users of the site having to travel much greater distances to access a facility.	No
Binnear Environmental Park	To meet the need for residual waste management	This site is not located with the area of search for residual waste management facilities. However, an assessment will be made of to whether the site provides advantages over current emerging preferred sites.	Yes - subject to further assessment and consultation

7 Draft Waste Plan 2017 - Sites in Blandford and Purbeck

7 Draft Waste Plan 2017 - Sites in Blandford and Purbeck

Further Consultation

7.1 Further focused consultation took place on the three sites identified in the table below thought to provide opportunities to address identified waste management needs. The table also sets out which sites have been taken forward for allocation in the final Waste Plan and reasoning.

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
WP17	Land East of Sunrise Business Park, Blandford	No	waste management centre	It is not recommended to take this site forward for allocation in the final Waste Plan. There are considered to be alternative sites within the AONB that would have a lesser impact.
WP18	Langton Lodge Farm, Blandford	No	waste management centre	It is not recommended to take this site forward for allocation in the final Waste Plan. There are concerns related to amenity from increased traffic travelling through a residential area, particularly past the entrance to a school. There is a risk of contamination to the public water supply from development. There is also concern that the viability of the site will be impacted due to the cost of diverting the strategic water main.
WP19	Binnegar Environmental Park, East Stoke (nr. Wareham)	Yes	Residual waste management: Solid recovered fuel/refuse derived fuel production;	Evidence would indicate that this site remains an option for the management of residual waste. However, there are concerns related to emissions from any treatment facility and impacts on nearby European Sites.

Site Ref	Site Option	Preferred Site for Allocation	Waste Management Uses Proposed	Outcomes of consultation and further work
			gasification; wood waste recycling	

7.2 Chapter 8 provides a list of sites allocated in the final Waste Plan.

8 Pre-Submission Draft Waste Plan - Site Alloactions

8 Pre-Submission Draft Waste Plan - Site Allocations

8.1 As a result of the site selection methodology outlined in this report, thirteen sites have been allocated in the final Waste Plan. Consultation on the Pre-Submission Waste Plan will take place between 1 December 2017 and 31 January 2018.

8.2 Once the Waste Plan is adopted, applications on allocated sites will be considered against Policy 3 'Sites Allocated for Waste Management Development'. The table below sets out the site allocations and proposed uses.

Site Reference	Pre- Submission Waste Plan Site Allocation	Proposed uses
Inset 1	Woolsbridge Industrial Estate	Local waste transfer Waste transfer/treatment of bulky waste
Inset 2	Land South of Sunrise Business Park, Blandford	Waste Management Centre
Inset 3	Brickfields Business Park, Gillingham	Household Recycling Centre/Depot
Inset 4	Land at Blackhill Road, Holton Heath Ind Estate	Waste transfer/Depot
Inset 5	Loudsmill, Dorchester	Household Recycling Centre
Inset 6	Old Radio Station, Dorchester	Transfer/Depot
Inset 7	Eco-Sustainable Solutions	Intensification including the management of non-hazardous residual waste
Inset 8	Canford Magna, Poole	Intensification including the management of an increased tonnage of non-hazardous residual waste
Inset 9	Mannings Heath Industrial Estate	Intensification including the management of non-hazardous residual waste comprising the preparation of RDF or SRF
Inset 10	Binnegar Environmental Park	Intensification including the management of non-hazardous residual waste
Inset 11	Land at Bourne Park, east of Piddlehinton	Strategic - green waste composting

Site Reference	Pre- Submission Waste Plan Site Allocation	Proposed uses
Inset 12	Gillingham Sewage Treatment Works	Extension to existing facility
Inset 13	Maiden Newton Sewage Treatment Works	Extension to existing facility

Criteria based policies

8.3 It has not always been possible to identify a specific site for allocation in the final Waste Plan.

8.4 Chapter 4 identified a need to improve and/or replace the existing household recycling centre in Wimborne. Unfortunately, it has not been possible to address this need through a site allocation. There were issues of deliverability with all of the shortlisted sites as explained throughout this report. The Waste Plan contains criteria based policies against which any application to meet this need would be assessed against.

8.5 All other identified needs have been addressed, at least to some extent, through site allocations. Policy 4 'Applications for waste management facilities not allocated in the Waste Plan' should be used where applications come forward on unallocated sites.

9 Appendix 1 - Waste Planning Principles

9 Appendix 1 - Waste Planning Principles

Guiding Principles

Guiding principles are the principles that underpin the plan. Sites and proposals that directly conflict with these aims are unlikely to be appropriate.

Guiding Principles	
Waste Hierarchy	<p>If a specific waste management facility is being proposed, will that facility assist in moving waste up the waste hierarchy?</p> <p>If a site is being proposed with no specific waste facility in mind, will that site accommodate a facility that would assist in moving waste up the waste hierarchy?</p>
Proximity Principle	<p>This requires waste to be managed or disposed of as close as possible to its source in order to reduce waste movements. This principle will closely inform the site selection process. Consideration of the following issues has been made:</p> <ul style="list-style-type: none"> • Which towns and villages or general areas of waste arisings would a waste facility in this location be able to serve? • What is sustainable, economic and practical? • Would this proposal facilitate on-site management of waste?
Self Sufficiency	How will the site facilitate the move towards waste management self sufficiency?
Co-locating waste facilities	<p>What is the site's proximity to other waste facilities, would this proposal be considered to be co-locating waste management facilities together with complementary activities?</p> <p>Although co-location is to be encouraged, consideration needs to be given to the cumulative effect of existing waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or the economy.</p>
Circular economy	A circular economy is an alternative to a traditional linear economy (whereby we make, use and dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.

Table 66

Sustainable Development

Sustainable development is a principle that has guided the identification of sites in the Waste Plan. An assessment of whether a site is considered to be sustainable development has taken into consideration the following range of social, environmental and economic issues.

Social Issues	
Traffic and Access	<p>Waste facilities can generate high numbers of vehicles including Heavy Goods Vehicles - although this will vary with the type and scale of the facility being promoted. Therefore an assessment needs to be made of the likely traffic generation, the sites access to the strategic highway network and the suitability of the road network in the wider area.</p> <p>Specialist advice will be taken from transport development management engineers and Highways England when undertaking this assessment.</p>
Impact on Sensitive Human Receptors	<p>Sensitive human receptors are places where people may be affected by waste developments and include, but are not limited to, residential areas, dwellings, schools, places of worship, tourist attractions, recreational areas, hospitals, traveller sites, cemeteries and prisons.</p> <p>Acceptable distances from receptors will vary depending on the type of waste facility being promoted. As a guide major facilities located closer than 250m are likely to be unacceptable. However scale and improved environmental performance standards may enable facilities to be in closer proximity to housing.</p>
Public rights of way	<p>The location of public rights of way such as footpaths or bridleways which cross or are likely to be affected by a waste proposal should be considered, together with the expected necessity to stop or divert these routes.</p> <p>If rights of way are likely to be affected advice will be sought from specialist officers.</p>

Economic Considerations	
Maximising Resources	<p>Whether the facility would secure economic benefits, through for example maximising reuse and recycling and using waste as a resource, will be considered.</p>
Reduced waste management costs	<p>On balance would the facility assist in reducing cost through, for example, the avoidance of landfill tax, reduced transport costs.</p>
Viability	<p>Would the site be appropriate to maximise viability in terms of its size and location.</p>

Economic Considerations	
Contribution to the local economy	Consideration will be given to how the facility will contribute to the local economy. This may include through the supply of energy, the number of jobs created, training and educational opportunities and non direct benefits.

Environmental Issues	
Protection of water resources	<p>Consideration will need to be given to impacts of hydrology, groundwater, surface water and flooding.</p> <p>This aspect of the assessment will involve specialist input from the Environment Agency. Dorset County Council is required to carry out a Strategic Flood Risk Assessment of the County. As necessary, site specific flood risk assessments will also be produced and inform the assessment.</p>
Land Instability	As assessment should be made to assess whether a site is known to include features which can cause land instability. Features could include a historic landfill or an area of mineral working.
Visual Intrusion	<p>The plan area includes a valued diversity of landscapes with 53% of the county designated as two Areas of Outstanding Natural Beauty.</p> <p>When considering waste sites, specialist advice will be taken from landscape officers and other bodies such as the AONB team to consider landscape impacts on sensitive receptors. Although impact on designated landscapes will be a key consideration, the wider ability of the landscape to accommodate the development of a waste facility will also be important.</p>
Nature Conservation	<p>The plan area is rich in biodiversity, including internationally protected nature conservation sites, sites of special scientific interest, national nature reserves and sites and species of regional and local importance.</p> <p>When considering any waste site, specialist advice will be taken from County Ecologist, Natural England and other environmental bodies such as Dorset Wildlife Trust to ensure that potential impacts are highlighted and nature conservation interests are avoided and/or adequately protected. Sites which are judged to have possible linkages through which European sites could be effected will need to be subject to detailed assessment in the light of the Conservation Regulations.</p>
Historic Environment	The plan area contains a range of significant historic and cultural assets.

Environmental Issues	
	When considering waste sites, specialist advice will be taken to assess impacts on Dorset's listed buildings, conservation areas, scheduled monuments and their settings.
Airport Safety	<p>The type of waste management facility and whether or not it will be enclosed within a building will be key considerations as this will determine whether birds are attracted to the area and so if bird strike could potentially be an issue.</p> <p>Specialist advice will be sought from the relevant airport authorities when considering sites within the 13km safeguarding consultation zone.</p>
Air emissions, including dust	<p>Air quality should refer to potential impacts of waste sites on designated Air Quality Management Areas (AQMA). Consideration should be given to whether the site is situated within an AQMA and/or if traffic accessing the site would travel through an AQMA.</p> <p>The proximity to sensitive receptors and surrounding land uses and the extent to which adverse emissions can be controlled will also be considered.</p> <p>The impacts on air quality resulting from development and the knock on effects for designated habitats should be considered. In particular, if emission of nitrogen oxides and ammonia will have an adverse impact on habitats such as heathland through nutrient enrichment.</p>
Odours Vermin and birds	<p>The type of waste management facility and whether or not it will be enclosed within a building will be key considerations.</p> <p>The proximity to sensitive receptors and surrounding land uses and the extent to which impacts can be controlled will also be considered.</p>
Noise and Vibration Litter	<p>The type of waste management facility and whether or not it will be enclosed within a building will be key considerations.</p> <p>The proximity to sensitive receptors and surrounding land uses and the extent to which impacts can be mitigated will also be considered.</p>

10 Appendix 2 -Physical and Operational Requirements

10 Appendix 2 -Physical and Operational Requirements

Physical and operational requirements for waste management facilities

Type of Facility	Size	Example quantity of waste/recyclables to be managed	Height and brief description of building	Vehicle movements (approx)	Operational hours	Other potential impacts/issues
Household Recycling Centre	0.5 – 1 ha Dependant on location and need for landscaping etc	5000 tonnes pa with 10,000 visitors to the site	Scope for a split level type building and provision of circulation and parking areas is essential. Much of the material storage would be undertaken within a building. Maximum building Height – approximately 11 metres to allow for loading undercover	High numbers of vehicles at peak time of the year and weekends. HGVs – c 1000 (one way) Cars – 10,000 visitors to the site per month (one way) Wherever possible we will try to provide recent visitor numbers	Current opening hours for HRC's are: 9am-6pm 1 April to 31 October 9am-5pm 1 November to 31 March.	No Chimney or Stack required Sites required to be close to populations that they will serve
Waste Vehicle Depot	0.3 to 0.5 ha	There would be no requirement for waste to be stored on site.	Hard standing for the storage of waste vehicles and staff cars.	24 HGV one way movements per day (inc trucks and street sweepers)		

Type of Facility	Size	Example quantity of waste/recyclables to be managed	Height and brief description of building	Vehicle movements (approx)	Operational hours	Other potential impacts/issues
Waste Transfer Station	Up to 1ha	10,000 tonnes residual, 3,000 tonnes food, 6,000 tonnes dry recyclables	Office accommodation, wash down facilities, fuelling facilities and possibly a vehicle workshop.	Maximum of 40 cars per day (staff cars one-way movements)	Opening hours 7am-7pm Monday to Friday, Saturdays and Sundays and Bank Holidays.	No Chimney or Stack required
Waste Management Centre	1 – 2 ha	As above Household Recycling Centre and Transfer Station	Scope for a split level type building and to provide circulation and parking areas is essential. Much of the material storage would be undertaken within a building.	High numbers of vehicles at peak time of the year and weekends. HGV movements - approx 2,000 per annum (one way)	Current opening hours for all HRC's are: 9am-6pm 1 April to 31 October 9am-5pm 1 Novem -ber to 31 March.	No Chimney or Stack required

Type of Facility	Size	Example quantity of waste/recyclables to be managed	Height and brief description of building	Vehicle movements (approx)	Operational hours	Other potential impacts/issues
Inert Recycling Facility	As little as 0.25 ha for a mobile screen but could be much larger depending on operation		Maximum building Height – Approximately 11 metres to allow for loading undercover.	Cars –10,000 visitors to the site per month (one way)	Current opening hours for Transfer is 7am-7pm Monday to Friday, Saturdays and Sundays and Bank Holidays.	No Chimney or Stack required
Bulky Waste Treatment Facility	Up to 1ha	30,000tpa	Facilities generally enclosed within a building	Bulky Waste treatment 30,000tpa facility would		No Chimney or Stack required

Type of Facility	Size	Example quantity of waste/recyclables to be managed	Height and brief description of building	Vehicle movements (approx)	Operational hours	Other potential impacts/issues
Treatment Facilities – not technology specific includes AD, Energy from Waste and MBT)	Up to 3ha (small AD plans would require much less)	This would vary depending on the type of facility. A large scale energy from waste facility could manage over 100,000tpa of residual waste	Facilities generally enclosed within a building	generate 4 -10 HGV's per day (one way) Typical residual waste treatment facility dealing with 100,000tpa would generate 20-40 HGV's per day (one way)	Facility could be operated 24 hours	Scope for connection to the grid and/or heat receptors. Requirements to deal with emissions might result in the need for a chimney.

11 Waste Site Nomination Form

11 Waste Site Nomination Form

Bournemouth, Dorset and Poole Waste Plan

Waste Site Nomination Form

Please use this form to put forward an extension to an existing waste facility or a new waste site for possible inclusion in the Bournemouth, Dorset and Poole Waste Plan. Please send completed form to the address at the end of this form.

Note: This is the information required at this stage only – as the plan is developed and we get to the stage of assessing each site in detail we will write to all companies promoting sites with a detailed list of further information requirements. This information required will vary depending on the type of facility being promoted.

Please continue onto a separate sheet of paper and/or include attachments as necessary to provide as much information as possible to promote your site.

1. Nominee Details

Contact Name		
Company		
Company Details	Address:	
	Tel:	E-mail:

2. Agent Details (if appropriate)

Contact Name		
Company		
Company Details	Address:	
	Tel:	E-mail:

3. Site Details

Site Name		
Address		
Postcode		
OS Map Ref (6 figures):		Total Area in Hectares:

Site Plan – it is essential that a plan is provided identifying clearly the site including:

- Site boundary
- Proposed access arrangements
- Adjoining land uses
- Potential constraints

4. Extensions/ expansion of sites already in operation

A. LANDFILL FACILITIES ONLY:

Type of waste:		
EA Licence No:		Date issued:
If not already provided, through DCC recent waste site monitoring exercise, please supply the following		
Waste received (tpa)	2011:	2012:
Remaining voidspace (m ³)		Date:
Permitted lifetime (include details of planning permission)		
Expected lifetime (if different to above)		
Current levels and types of traffic movement (daily):		
Description of proposed development to be promoted through the waste plan		

B. NON-LANDFILL FACILITIES ONLY (inc. facilities at landfill sites):

Type of facility		
Type of waste(s) accepted		
Licence No:		Date issued:
If not already provided, through DCC recent waste site monitoring exercise, please supply the following		
Licensed capacity (tpa):		Operator's assessed capacity (tpa):
Throughput	2011:	2012:

Amount recycled, composted, or recovered	2011:	2012:
Residue	2011:	2012:
Catchment area		
Current levels and types of traffic movement (daily):		

(For temporary facilities)

Expected lifetime:	Planning Reference(s):
Description of proposed development to be promoted through the waste plan	

5. Potential New Development

Description of development or facility:	
Type of waste to be handled	
Potential catchment area	
Expected lifetime (if temporary facility)	
Expected capacity (tpa)	
Amount to be recycled, composted, or recovered (tpa) (if relevant)	
Potential levels and types of new traffic movements (daily):	
Site Plan – it is essential that a plan is provided identifying clearly the site including: <ul style="list-style-type: none"> ● Site boundary ● Proposed access arrangements ● Adjoining land uses ● Potential constraints 	

Table 67

6. Any Other Relevant Information

E.g. Restoration & after use (for landfill sites); proposals for mitigation of any environmental impacts; reference to any detailed plans submitted etc.
--

7. Ownership Details

Are you/your company the site land owner?		Yes	No
If no, please explain who owns the site and what your interest is?			
Please give contact details of the land owner:			
Contact Name			
Contact Details	Address:		
	Tel:	E-mail:	

Declaration

I accept that any information provided in support of a site nomination will need to be made publicly available in due course.

I also understand that this invitation to nominate a site for possible inclusion in the Waste Plan is without prejudice to the decisions taken by the County Council on the strategies and site allocations to be included in the Plan.

Signed(or print if submitted electronically)

On behalf of (if applicable)

Date

Completed nominations must be returned to the following address:

Minerals and Waste Planning Policy

Environmental Services

Dorset County Council

County Hall

Colliton Park

Dorchester

DT11XJ

Tel: 01305 228585

Email: mwdf@dorsetcc.gov.uk

Website: www.dorsetforyou.com/mwdf

