

Regulatory Committee

Dorset County Council



Date of Meeting	24 January 2019
Officer	Head of Economy
Subject of Report	To consider application 6/2017/0746 for the development of a grout and concrete plant and an interim curing facility, including a perimeter fence and other associated infrastructure on land at Magnox Nuclear Licensed Site, Winfrith Newburgh, DT2 8WG.
Executive Summary	<p>Temporary planning permission is sought for waste management infrastructure to encapsulate radioactive waste that would arise from the decommissioning of two former 'test' nuclear reactors. The encapsulation of the waste is required to enable it to be exported off site to an interim storage facility until a geological disposal facility becomes available. The decommissioning of the nuclear reactors and the management of the waste arisings are an essential part of the wider decommissioning of the former nuclear research and development facility at Winfrith, which is to be restored back to an interim-end-point of heathland with public access. This is planned to be completed by 2023.</p> <p>An Environmental Statement has been submitted to support the application and concludes that there would be no likely significant effects from the development.</p> <p>The application has received no objections and is considered to be in accordance with the development plan and national policy.</p> <p>The recommendation takes account of the mitigation afforded by the use of the recommended planning conditions.</p>
Impact Assessment:	Equalities Impact Assessment: The report concerns the determination of an application for planning permission and

	<p>not any changes to any new or existing policy with equality implications.</p> <p>Use of Evidence: The recommendation has been made after consideration of the application and supporting documents, the relevant development plans, government policy, legislation and guidance, representations and all other material planning considerations as detailed in the main body of the report.</p> <p>Budget/Risk Assessment: Generally, the determination of applications will not give rise to any budget implications for the Committee. However, in circumstances where an application is refused there may be implications for budgets if the applicant appeals as the Council could be ordered to pay all or some of the applicant's costs. These costs can be very high.</p>
Recommendation	<ol style="list-style-type: none"> 1. That planning permission be GRANTED for the development proposed in application 6/2017/0746 subject to the conditions set out in paragraph 9 of the report.
Appendices	<ol style="list-style-type: none"> 1. Site Location Plan. 2. Site Layout Plan. 3. Site Plan.
Background Papers	<p>Planning application file: 6/2017/0746</p>
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1. Background

- 1.1 Winfrith nuclear research and development facility was originally established in the 1950's by the United Kingdom Atomic Energy Authority (UKAEA), a Government research organisation responsible for the development of nuclear fission power. During its operational lifetime, nine research reactors of various types were completed and although primarily a nuclear research and development (R&D) facility, it did generate and supply electricity to the grid.
- 1.2 As a result of structural changes to the nuclear industry, during the early 1990's, the nature and intensity of fission R&D at Winfrith changed and no operation generating energy from nuclear sources has been carried out since 1992. The last reactor ceased operation in 1995 and since this time, the site has been undergoing a programme of decommissioning and restoration. Only two of the R&D reactors remain: 'Dragon' and 'Steam Generating Heavy Water Reactor' (SGHWR).
- 1.3 The western half of the original Winfrith site remains licensed, by the Office of Nuclear Regulation (ONR), as a nuclear facility and is owned by the Nuclear Decommissioning Authority (NDA). Magnox Limited (Magnox), under contract to the NDA, are the Site Licence Company (SLC) who are working to achieve an 'interim end point' (IEP) by 2023, whereby most of the nuclear licensed site will have been remediated so that it is suitable for the agreed end use. The NDA's current preferred 'final end state' (FES), which will be achieved when the site is fully decommissioned and can be delicensed, is restoration to heathland, with public access and the possibility of some development for employment uses. There is no confirmed date for the achievement of FES.

2. Site description

- 2.1 The nuclear licensed site at Winfrith lies in the countryside to the north of the A352 Dorchester to Wareham Road, approximately 1.5 kilometres (km) west of the village of East Burton, beyond which is the village of Wool (2 km). The village of East Knighton is located approximately 1.5 km to the south-west and beyond that the village of Winfrith Newburgh (2.5 km).
- 2.2 As part of ongoing decommissioning, the original 200 ha site has been split into two halves and is separated by a 3m high chain-link security fence. The eastern half of the site (Dorset Innovation Park) has been fully decommissioned and developed for employment use. The remaining nuclear site encompasses the western half of the original site and covers approximately 84 ha. Despite being separated into two halves, the original Winfrith site remains in its entirety fully enclosed and physically separated from the surrounding countryside and settlements by a single 3m high chain-link security fence, with two secure access gates to the east and west.
- 2.3 The irregularly shaped application site covers an area 0.45 hectares (ha) in the south west corner of the extensive licensed nuclear site that comprises parts of internal roads, areas of hardstanding and a small area of grassland. SGHWR reactor occupies Building D60, which lies immediately adjacent to part of the site and south of Monterey Avenue. Dragon reactor occupies Building B70, which lies approximately 460m to the north. The application site is not visible from the nearest public highway, Gatemoor Road, which runs north-south to the west.
- 2.4 Despite the application site being of low ecological value, Winfrith Heath Site of Special Scientific Interest (SSSI) is located in close proximity, being adjacent to the

access road and about 120 metres (m) from the site proposed for the grout and concrete curing facilities. Winfrith Heath SSSI is also designated as Special Area of Conservation (SAC) (Dorset Heaths), a Special Protection Area (SPA) and a Ramsar site (Dorset Heathlands). A Scheduled Monument, comprising six bowl barrows, lies in an elevated position on Blacknoll Hill, approximately 350 m to the south west of the application site.

Location and site plans are included in Appendices 1-3.

3. The Proposal

- 3.1 Temporary planning permission is sought for the construction of two temporary buildings that would provide waste management infrastructure to enable the encapsulation of higher activity radioactive waste (HAW), notably intermediate level waste (ILW), arising from the decommissioning of SGHWR and Dragon reactors, into concrete boxes. Encapsulation will be in pre-cast concrete boxes that will be delivered to SGHWR and Dragon on a 'just-in-time' basis. In the case of wastes arising at SGHWR they are filled with waste, grouted and the lids cast within SGHWR using the grout curing plant. In the case of Dragon the boxes the wastes will have been placed in the boxes and grouted at Dragon itself to ensure safe encapsulation. A temporary lid is placed on the boxes at Dragon for transportation to SGHWR where the temporary lid is replaced with a poured and permanent concrete lid. The grout and concrete plant (GCP) building would be located close to SGHWR (Building D60) and would be connected to it by means of pipes for pumping the grout into SGHWR (building D60) where the ILW would be encapsulated in the concrete boxes.
- 3.2 Each concrete box would contain a standardised 6 cubic metres (m³) so that it is compatible for final disposal at a geological disposal facility (GDF), when one becomes available. Once filled with grout, each concrete box would weigh approximately 50 tonnes and measure approximately 2.5 m length x 2.2 m in width and 2.2 m in height.
- 3.3 Once the concrete box is filled with grout and the ILW encapsulated, then it would need to 'cure' before a concrete lid would be cast onto the box. Filled concrete boxes would be transferred to the second proposed building, the interim curing facility (ICF), for an interim period of approximately 28 days, prior to being radiologically surveyed and transferred off site for interim storage at Harwell Licensed Nuclear Site. The GCP is designed to produce two concrete boxes each week and the ICF would be able to store 12 concrete boxes at a time. The GCP and ICF would be operational for a period of approximately two years and it is estimated that between 100 – 120 concrete boxes will be filled and exported off site.
- 3.4 The GCP building would sit on a new concrete hardstanding that would measure approximately 28.5 m in length x 12.5m in width and 0.3 m in height. The height of the building would be approximately 12.5m and its design would comprise an industrial-style steel portal frame, with powder blue, green or white steel clad walls and a pitched roof. Adjacent east to the building and also located on the area of new hardstanding, would be two freestanding silos, measuring approximately 11m in height and 3m in diameter, a waste water separator, waste skip and water cooler.
- 3.5 The ICF would be of a similar industrial design and would measure approximately 25m in length x 10 m in width and 6m in height. The perimeter of the entire development would be enclosed by a 2m high metal security fence.

- 3.6 The construction of the GCP and ICF would take approximately 30 weeks and there would be up to 10 (5 two-way) heavy goods vehicles (HGV) movements each weekday during this period. During operation the maximum number of HGV movements would be 4 (2 two-way) each week day, but HGV movements on average are likely to be much less than this: 4 (2 two-way) movements each week.
- 3.7 Upon completion of the decommissioning of SGHWR and the exportation of the final packaged ILW concrete boxes to Harwell, the proposed development would be dismantled, and the land restored in accordance with decommissioning.

4. Consultations and Representations

- 4.1 The application was advertised in the local press and by site notice. No representations were received.
- 4.2 **Local Member** – no comment.
- 4.3 **Purbeck District Council** – no comment, but would like noted support for the decommissioning of the site in preparation for alternative uses in line with policy.
- 4.4 **Wool Parish Council** – no objection.
- 4.5 **Winfrith Newburgh Parish Council** – no comment received.
- 4.6 **Dorset County Council Transport Development Liaison Manager** – no objection.
- 4.7 **Environment Agency** – no objection, subject to the imposition of planning conditions relating to contaminated land and water protection.
- 4.8 **Natural England** – no comment received.
- 4.9 **Dorset County Council Natural Environment Team** – no objection, subject to the imposition of a planning condition relating to the submission of a Biodiversity and Enhancement Plan and an Environmental Management Plan.
- 4.10 **Dorset County Council Rights of Way Team** – no objection but advise that whilst works do not affect the Public Right of Ways (PRoW) in the area, access to the site would be along the road which is crossed by Bridleway SE27/3. It is therefore essential that this route is kept clear and open for access at all times.
- 4.11 **Dorset County Council Flood Risk Management Team** – no comment received.
- 4.12 **Dorset County Council Landscape Manager** – no comment received.
- 4.13 **Historic England** – no objection.
- 4.14 **Office of Nuclear Regulation** – no comment.
- 4.15 **Nuclear Decommissioning Authority** – no comment received.

5. Planning Policy Framework

- 5.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The term

“material considerations” is wide ranging but includes national, emerging and other planning policy and policy documents. Material to all applications is the National Planning Policy Framework 2018 (the NPPF), which sets out the Government’s planning policies for England and how these are expected to be applied, and the associated online Planning Practice Guidance (PPG).

The Development Plan

5.2 In relation to this application, the development plan consists of:

- i Purbeck Local Plan Part 1: Planning Purbeck’s Future, 13th November 2012 (Purbeck Local Plan).
- ii Saved policies of the Bournemouth, Dorset and Poole Waste Local Plan (the Waste Local Plan 2006). This plan was originally adopted by Dorset County Council in June 2006 and the policies saved are legacy policies that retain development plan status, pending adoption of the Modified version of the Pre-submission Draft Bournemouth, Dorset and Poole Waste Plan 2018 (the draft Waste Plan).

5.3 The Waste Local Plan 2006 is not considered to be the most up-to-date policy position of Dorset County Council and contains no saved policies that can be applied specifically to radioactive waste management and/or site-specific policies relating to the decommissioning of the Winfrith site. The Purbeck Local Plan also contains no policies that relate to the decommissioning of the Winfrith site. Given the silence of both these plans and the advanced stage of preparation of the draft Waste Plan (the plan has been submitted to the Secretary of State for Housing, Communities and Local Government and has been subject to Examination in Public by an independent Planning Inspector) it has been afforded significant weight in the determination of the application.

5.4 The most relevant adopted planning policies in the determination of the application are listed below, in addition to other material considerations.

Bournemouth, Dorset and Poole Waste Local Plan (2006)

- Policy 1: Guiding Principles
- Policy 4: Landscape Character
- Policy 8: Protection of Species

Purbeck Local Plan Part 1: Planning Purbeck’s Future

- DH: Dorset Heaths International Designations.
- Policy FR: Flood Risk.
- Policy BIO: Biodiversity & Geodiversity.
- Policy GP: Groundwater Protection.
- Policy LHH: Landscape, Historic Environment and Heritage.
- Policy SD: Presumption in Favour of Sustainable Development.

5.4 The weight afforded to the relevant policies in the draft Waste Plan has had regard to the significance of outstanding objections to any relevant policies. It is considered that there are no outstanding objections that challenge the soundness or legal compliance of the relevant policies used in the determination of the application.

5.6 Relevant material considerations

National Planning Policy Framework (2018)

- Achieving sustainable development – chapter 2.
- Decision-taking – Chapter 4.
- Planning conditions and obligations – paragraphs 54-57.
- Building a strong, competitive economy – Chapter 6.
- Conserving and enhancing the natural environment – Chapter 15.

Policy for the Long Term Management of Solid Low Level Radioactive Waste in the UK (March 2007)

UK Strategy for the Management of Solid Low Level Radioactive Waste from the Nuclear Industry (February 2016).

Nuclear Decommissioning Authority Strategy III (2016)

Integrated Waste Management NDA Higher Activity Waste Strategy (2016)

Pre-submission Draft Bournemouth, Dorset and Poole Waste Plan 2018

- Policy 1: Sustainable waste management
- Policy 9: Special types of waste
- Policy 10: Decommissioning and restoration of Winfrith Nuclear Licensed Site

6. Planning Assessment

6.1 In accordance with national policy, Draft Policy 1 (Sustainable waste management) of the Waste Plan requires that when considering development proposals, the Local Planning Authority (LPA) will take a positive approach that reflects the presumption in favour of sustainable development, working proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies of the development plan are to be approved without delay, unless material considerations indicate otherwise.

6.2 Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received, the material issues in determination of the application are:

- i. the acceptability in principle of the proposed development; and
- ii. whether potentially adverse environmental impacts can be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements.

Principle of development

6.3 The site has permission for nuclear R&D and the decommissioning of the site is considered to fall within this permitted use. The in-principle acceptability of the

development therefore relates to the need for temporary operational development of the type proposed.

- 6.4 At the national policy level radioactive waste is regulated separately from all other waste streams. The National Planning Policy Framework (NPPF) does not include any specific policies on waste and the National Waste Management Plan for England and National Waste Planning Policy relate only to EU Directive Waste, which excludes radioactive waste. Other documents bring together national policy and strategy for radioactive waste management, which are listed in paragraph 5.6.
- 6.5 In its 2007 policy statement on low-level waste (LLW) management, the Government stated that: “...a clear statement of Government policy is needed to support the planning process....in practice, this will be provided by Ministers’ assessment and agreement of the NDA’s Strategy and Annual Plans “(para.31). The NDA’s current strategy (NDA Strategy III – published in 2016) provides the principal national policy document covering the strategic direction and long-term objectives for the decommissioning of legacy nuclear sites in the UK and is therefore a material planning consideration. As is the NDA’s current strategy for the management of Higher Activity Waste (HAW Strategy 2016).
- 6.6 Of relevance to the development and its part in the wider decommissioning of the Magnox site, NDA Strategy III stipulates that robust infrastructure is required to ensure timely decommissioning and to deliver effective waste management. National policy and strategy for radioactive waste management advocates “early solutions” for the decommissioning of former nuclear sites and the provision of appropriately sited waste management facilities as central to achieving sustainable development. The Government’s position on the management of HAW in England is long-term geological disposal, with safe and secure interim storage (HAW Strategy 2016). The submitted draft of the Waste Plan requires that proposals for radioactive waste management are consistent with national policy and strategies for radioactive waste management and the decommissioning of the Winfrith site (Policies 9 and 10). The saved policies of the 2006 Waste Plan also set out guiding principles (Policy 1) for waste development which, among other considerations, states that the Waste Planning Authority will have regard to ‘the scale and type of facility proposed in relation to its contribution to meeting the needs of the Plan Area’.
- 6.7 As part of the decommissioning process, the construction and operation of the GCP and ICF installation waste management infrastructure is required for the site to reach its IEP by 2023. Specifically, the GCP and ICF are necessary to facilitate the decommissioning of the two remaining reactors: SGHWR and Dragon so that all HAW is removed from site. The encapsulation and interim storage of ILW off site at Harwell, until such time that the a GDF becomes available, is consistent with national policy for HAW management.
- 6.8 Taking these considerations into account and: i) the temporary nature of the development, and ii) the aim to complete work on decommissioning the wider site by 2023, the location and design of the proposed infrastructure is considered appropriate. A planning condition is recommended requiring the decommissioning and restoration of the application site by 2023, to accord with NDA and Magnox’s agreed IEP. The principle of the development is therefore considered to accord with national and local planning policy and national policy for radioactive waste.

Environment and amenity impacts

- 6.9 It is considered that the construction and operation of the GCP and ICF at the Magnox site, presents no likely significant effects to the receiving environment. The scale and location of the infrastructure would be minor and therefore not unduly prominent or obtrusive in views from the surrounding countryside. The infrastructure also is not distinguishable, in design terms, from other industrial-type installations on the existing Magnox site or the adjacent Innovation Park to the east. The use of the GCP and ICF would not generate any noise or air pollution that would affect the amenity of any residential dwelling. The development would be served by the temporary transient foul waste water management system, and Wessex Water have previously confirmed the existing outfall drainage infrastructure, to an off-site pumping station and foul sewer, has sufficient capacity to accept discharge from the wider Magnox site.
- 6.10 The EA has requested that prior to the construction of any building that a remediation strategy is submitted to deal with any potential risks associated with contamination from the site's former nuclear use. This strategy would ensure the continued protection of the local water environment. An additional planning condition has been recommended to review and resubmit the remediation strategy should unexpected contamination be found once the development has commenced. The proposal would not cover an area greater than 1 ha and is not located in a flood risk zone identified by the EA's 'Flood Map for Planning'. It is not therefore necessary to request the submission of a flood risk assessment.
- 6.11 The imposition of a further planning condition requiring a Surface Water Management Plan would further ensure that there would be no significant adverse impact from the GCP and ICF to the local water environment.
- 6.12 Information provided in the ES for the purposes of a Habitats Regulation Assessment demonstrates that the proposed development would not have a likely significant effect on the Dorset Heathlands SPA, the Dorset Heathlands Ramsar or the Dorset Heaths SAC.
- 6.13 However, the proposed development would lead to a loss of undesignated dry heath/acid grassland mosaic, semi-improved neutral grassland and ephemeral/short perennial vegetation. The loss would be small (in terms of land take) and therefore Dorset County Council's Natural Environment Team have not objected to the proposed development, but have instead requested the imposition of a planning condition requiring:
- (i) the submission of a Biodiversity Management and Enhancement Plan to ensure appropriate mitigation for the loss of habitat is secured.
 - (ii) the submission of an Environmental Management Plan (EMP), including detail of badger, nesting bird and reptile mitigation and detail on how the restoration of the area lost to the ICF would be restored to high quality acid grassland/heathland, in line with the overall site masterplan.
- 6.14 Vehicle movements during construction and operation of the GCP and ICF would have negligible impact.
- 6.15 The ES has demonstrated that there would be no other likely significant effects from the proposed development and it is considered that the planning conditions imposed would ensure accordance with Draft Policies: 1, 9 and 10 of the Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan. It would also

accord with the saved policies 4 (landscape character) and 8 (protection of species) of the 2006 Waste Local Plan.

Alternatives

- 6.16 The consideration of alternatives, in the submitted ES, did not include a 'do nothing' option as the decommissioning of the Winfrith site is a national priority and requires the removal of HAW from the site. National policy states that the encapsulation of ILW in concrete boxes is considered the optimum process appropriate for interim storage and final disposal to a GDF. The Waste Plan is consistent with this national policy and strategy position. However, it was reported in the ES that Magnox had considered the high-level concept of an alternative off-site location for the GCP and ICF (Harwell) and similar for alternative on-site locations. It is accepted that the encapsulation of ILW from the decommissioning of reactors on site would be most undertaken most efficiently, effectively and safely at Winfrith, thereby reducing the need to transfer it off site to Harwell in licensed containers before it was encapsulated. The proposed location of the GCP and ICF in proximity to each other and SGHWR, where the majority of ILW would arise, represents the best option to minimise environmental impacts and safety risks.

Conclusion

- 6.17 The application seeks temporary planning permission for a GCP and ICF to encapsulate ILW that would arise from the decommissioning of SGHWR and Dragon reactors. The proposed development has been considered against the development plan, national policies and strategy relating to nuclear decommissioning and radioactive waste management, and the draft Waste Plan.
- 6.18 The encapsulation of ILW in concrete boxes is consistent with the current HAW Strategy 2016, which requires passive safety to be achieved as soon as is reasonably practicable for the purposes of interim storage (of HAW) and eventual disposal in a GDF. National policy and strategy for radioactive waste management advocates "early solutions" for the decommissioning of former nuclear sites and the provision of appropriately sited waste management facilities as central to achieving sustainable development. The Waste Plan accords with these principles.
- 6.19 The construction and operation of a temporary GCP and ICF is required to ensure that the Winfrith site reaches its IEP by 2023, which requires all HAW to be removed from site. The location of both facilities together is necessary for operational efficiency and logical given that they would manage ILW arising from the decommissioning of the Winfrith site only. It is therefore considered that the development would be consistent, in principle, with national radioactive waste management policy and strategy and local radioactive waste management planning policy for the Winfrith site.
- 6.20 The construction and operation of the GCP and ICF would not give rise to any adverse significant environmental effects, either alone or cumulatively, and therefore accords with general national and local planning policy.
- 6.21 The NPPF provides that planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development looking for solutions rather than problems and to approve applications where possible. Although making no reference to waste management, it is clear that where development proposals accord with the development plan (absent any material consideration to the contrary)

that they should be approved without delay; planning permission is therefore recommended to be granted.

8. Human Rights Implications

8.1 The provisions of the Human Rights Act and principles contained in the Convention of Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols of particular relevance are:

- (i) Article 8 - Right to respect for private and family life; and
- (ii) The First Protocol, Article 1 - Protection of Property.

8.2 Having considered the impact of the development, as set out in the assessment above as well as the rights of the applicant and the general interest, the opinion is that any effect on human rights does not outweigh the granting of the permission in accordance with adopted and prescribed planning principles.

9. Recommendation

9.1 That planning permission be **GRANTED** subject to the conditions set out in paragraph 9.2 below.

9.2 SCHEDULE OF CONDITIONS

1. Duration and restoration

The development hereby permitted, as shown in approved drawing: GVA/SLP (Rev C) titled '*Red Line Plan*', shall be removed and the land restored to a state suitable for nature conservation by 31 December 2023 or within two years of removal of the buildings and hardstanding hereby approved, whichever is earliest, in accordance with a scheme first submitted to and approved by the Local Planning Authority in writing.

Reason: Having regard to the proximity of the site to Winfrith Heath Site of Special Scientific Interest, Dorset Heaths Special Area of Conservation and Dorset Heathlands Special Protection Area and Ramsar, and the Nuclear Decommissioning Authority's agreed interim and final end state (heathland with public access and the possibility of some employment use) for Winfrith having regard to the Draft Policies: 1 (Sustainable waste management), 9 (Special types of waste) and 10 (Decommissioning and restoration of Winfrith Nuclear Licensed Site) of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD (Presumption in Favour of Sustainable Development) BIO (Biodiversity and Geodiversity), DH (Dorset Heaths International Designation), FR (Flood Risk), GP (Groundwater Protection) and LHH (Landscape, Historic Environment and Heritage) of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

2. Development to be in accordance with approved plans

The development hereby permitted shall be carried out in strict accordance with the details shown on the following plans and drawings submitted as part of the application:

- DRG No: 17_1033 (Issue 1) titled '*Existing external layout SGHWR building Winfrith*' (date: 19/1/2017);
- DRG No: 025913-DRWG-00410 (Issue B) titled '*SGHWR core segmentation system 930 grout and concrete plant system 930 planning drawing*' (date: 03/08/2017);

- DRG No: 025913-DRWG-00387 (Issue C) titled 'SGHWR core segmentation SG500 interim curing facility system 520 layout drawing Rev C titled 'D60 Site Layout Plan' (date: 11/10/2017);
- DRG No: 17_1032 (Issue 5) titled 'Location of proposed ICF and proposed grout and concrete plant SGHWR building Winfrith' (date: 15/3/2018);
- DRG No: GVA/SLP (Rev C) titled 'Red Line Plan'.
- DRG No: GVA/SLP/01 (Rev B) titled 'Site Local Plan'.

Reason: For the avoidance of doubt and to control the form of the development in the interests of amenity and the environment having regard to the Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

3. Operation in accordance with approved documents

Unless otherwise required by conditions of this permission or any scheme, plan, programme, timetable or other details submitted to and approved in writing by the Local Planning Authority, the construction and operation of the development hereby approved shall be in accordance with the Environmental Statement, dated August 2018 and referenced: P18-1802 Volumes 1 and 2.

Reason: To accord with the application proposal and to regulate the impact of the development in the interests of protecting amenity and the environment having regard to Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

4. Notification of operation

The applicant shall notify the Local Planning Authority in writing within one month of the date that the Grout and Concrete Plant and/or the Interim Curing Facility become operational.

Reason: To enable the Local Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission having regard to: Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

5. Protection of the local water environment

No building development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will must include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and

- potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the prior written consent of the Local Planning Authority. The approved scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution having regard to Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

6. Protection of the water environment

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The approved remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site having regard to Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

7. Protection of the water environment

Within three months of the demolition and removal of all temporary buildings and areas of hardstanding, as shown in approved drawing: GVA/SLP (Rev C) titled '*Red Line Plan*', a verification report demonstrating the completion of works set out in the approved remediation strategy referred to in condition 5 of this decision notice and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include the results of sampling and monitoring carried out in accordance with the approved remediation strategy to demonstrate that site remediation criteria have been met. In the event that such monitoring shows that site remediation criteria have not been met, the report shall identify specific measures and timescales needed to address this, to the satisfaction of the Local Planning Authority. Thereafter the measures shall be implemented in accordance with the agreed details and timescales.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site having regard to Draft

Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

8. Protection of the water environment

No construction work on the buildings hereby approved shall begin until a detailed surface water management and drainage scheme has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full.

Reason: To ensure that the development does not contribute to water pollution or flooding having regard to Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future

9. Protection of biodiversity

No construction work on any building approved by this permission shall begin until an Environmental Management Plan (EMP) and a Biodiversity Management and Enhancement Plan (BEMP) have been submitted to and approved in writing by the Local Planning Authority. The EMP and BEMP shall be implemented as approved throughout the development.

Reason: To ensure that the development does not adversely affect the integrity of the sensitive heathland habitat and to safeguard protected species having regard to Draft Policies: 1, 9 and 10 of the Modified version of the Dorset, Bournemouth and Poole Pre-Submission Draft Waste Plan and Policies: SD, BIO, DH, FR, GP and LHH of the Purbeck Local Plan Part 1: Planning Purbeck's Future.

Further Information

1. Further details including application documents and the Planning Officer's report can be viewed by entering the application reference given above in to the relevant search field at the following url: www.dorsetforyou.com/ePlanning/searchPageLoad.do.

Matthew Piles
Head of Economy