



STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 24 MARCH 2026

Present: Cllrs Duncan Sowry-House (Chair), Belinda Bawden, Matt Bell, Richard Crabb, Scott Florek, Spencer Flower, Craig Monks, Pete Roper, David Taylor and David Tooke

Apologies: Cllrs Toni Coombs and Belinda Ridout

Officers present (for all or part of the meeting):

Philip Crowther (Legal Business Partner - Regulatory), Eleanor Godesar (Senior Planning Officer), Felicity Hart (Minerals and Waste Planning Manager), Antony Nash (Senior Democratic & Governance Services Officer), Martin Peacock (Senior Landscape Architect) and Megan Rochester (Senior Democratic & Governance Services Officer)

37. Minutes

The minutes of the meeting held on Tuesday 25th November 2025 were confirmed and signed.

38. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

39. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

40. P/FUL/2025/04692 – Wessex Farm, Sherborne Causeway, Shaftesbury, SP7 9PX

The Case Officer presented the application with a visual presentation, including site plans and aerial photographs, identifying the location and summarising the proposal and relevant planning policies. Members were informed that Wessex Farm and the main operational area were situated north of the A30, and that a new access road was proposed to the west of the existing access to avoid residential dwellings and the farm complex.

Key planning constraints were outlined, noting that the site was near several listed buildings, with the Motcombe Conservation Area located to the north. An explanation of the proposed anaerobic digester facility was provided, accompanied by site photographs from multiple viewpoints and illustrations of the site layout,

elevations, and feedstock building. A breakdown of the proposed feedstock and predicted annual energy production was presented. Landscape considerations were summarised, with visualisations showing that while initial landscape and visual harm was expected, this would not be significant by year 15 due to robust proposed planting. In relation to heritage, seven nearby listed buildings were identified, and members were advised of predicted impacts and mitigation through landscaping.

Highways matters were addressed, with the new access expected to generate 32 daily vehicle movements, increasing to 69 during the harvest period. The development would result in no more than a 1.31% increase in vehicle movements (calculated on increase to the existing AM peak hour traffic) on the A30 Sherborne Causeway, and the widened entrance and passing places were considered to improve highway safety for residents and Wessex Farm. The ecological assessment confirmed the site had no designations and consisted of arable land. Impacts on neighbouring amenity were outlined, and members were advised that the proposal would be carbon neutral and aligned with Dorset Council's climate and ecological emergency objectives. Protection of trees would be secured through an Arboricultural Method Statement. The recommendation was to grant planning permission subject to conditions set out in Section 16 of the officer's report.

Public Participation

Cllr A Hollingshead spoke in objection, noting the Town Council's opposition and concerns about the site's position on the slope of Shaftesbury. He highlighted the lack of an acoustic barrier, raised issues with the Transport Plan, and expressed concern about visual impacts from Castle Hill, stating that the development would detract from the landscape. While acknowledging supporting documents and officer advice, he maintained that a large industrial facility would harm community infrastructure and residents' quality of life, urging the Committee to refuse the application if any doubt remained.

Mrs K Tippins explained that she lived at Long Cross beside the A30, close to the proposed site. She asked Members to refuse the application, stating that it represented a 6-hectare industrial-scale waste facility rather than farm diversification. She considered the applicant's assumptions on existing HGV movements to be unsupported and said the development would introduce new heavy traffic onto a hazardous section of the A30. She also raised concerns about odour, noting that anaerobic digestion was inherently odorous and that no evidence had been provided to show nearby homes would not be affected. She stated that the proposal would cause industrial-scale harm to the rural landscape, including views from Castle Hill, and that mitigation through future planting was insufficient. She further noted that no Environmental Impact Assessment had been required despite the site's proximity to watercourses and an SSSI. Mrs Tippins concluded that key impacts on highway safety, residential amenity, landscape character and environmental risk had not been properly assessed or shown to be acceptable, and she respectfully asked the Committee to refuse.

Mr T Pope spoke on behalf of the applicant, stating that the proposal provided a safe agricultural use supporting renewable energy, carbon capture and net-zero

aims. He confirmed that environmental protection and impacts on neighbouring facilities had been fully assessed and noted that the site lay outside national landscape designations. He advised that access was safe and suitable, aligned with the strategic road network, with continuous GPS tracking in place. He highlighted proposed hedgerow and tree enhancements to reduce visual intrusion and protect views and heritage assets, alongside biodiversity net gains, and stated that enforceable planning conditions would secure acceptable land use.

Cllr P Mouncey spoke on behalf of Motcombe Parish Council in opposition to the application, stating that it conflicted with the Neighbourhood Plan and would harm the character and tranquillity of the countryside, including views across the Blackmore Vale. He raised concerns regarding biodiversity, environmental impacts and existing flooding issues, noting that increased traffic could worsen surface-water flooding and affect local watercourses. He reported that neighbouring residents shared concerns about air quality, light pollution and reduced privacy. He also highlighted highway safety issues, explaining that the A30 was served by narrow country lanes with difficult junctions, limited visibility and a history of accidents, and therefore was not safe for all road users. He urged that the application be refused.

Cllr V Potheary, the local ward member, noted the recent opening of an anaerobic digestion facility in Wincanton, nine miles from the site, and questioned whether this had been accounted for in the applicant's business plan. While supporting green energy initiatives, she stated that the proposal would have an unacceptable landscape impact and did not meet the North Dorset Local Plan requirement for development to enhance its surroundings. She emphasised the need to give proper weight to heritage assets, noting that eleven designated assets appeared to have been overlooked, and raised concerns regarding biodiversity. She urged the Committee to refuse the application and support the community's view.

Members questions and comments

- Members asked what work had been undertaken to accommodate HGV movements associated with the proposal, and how visibility for all road users had been assessed and assured
- sought clarification on what odour-mitigation measures had been put in place, noting that the applicant had stated feedstocks would be transported in enclosed HGVs.
- concerns expressed regarding both traffic impacts and potential odour issues arising from the proposed operations.
- Members queried the origin of the large vehicles serving the site and requested clarification on the routing assessment, given that the impact extended beyond the A30 and affected smaller rural roads and country lanes.
- Sought clarification on how officers apply the quantitative planning balance in assessing planning applications and whether it had been undertaken for the proposal
- What proportion of HGV movements had been calculated as a percentage of overall traffic rather than HGVs alone

- Over how many days during the harvest period had traffic movements been anticipated
- What mitigation measures had been proposed to prevent pollution of nearby watercourses
- Requested a breakdown of vehicle types, particularly the percentage of tractor movements and whether those loads would be sealed
- Queried the periodical review of the management of the site to ensure it was being managed and operated appropriately
- Clarification was sought on whether the site lay within the designated dark skies area.
- Hours of operation
- What capacity existed for any materials to be stored on site
- Members requested clarification of Condition 24, particularly why no restriction had been applied to the delivery of feedstock during the harvest period.
- How surrounding parishes would be engaged, and whether a requirement could be included for the applicant to participate in an annual liaison committee to review transport, road impacts and related operational matters.
- Cllr Matt Bell noted that Dorset was a rural county and highlighted how the proposal supported the agricultural network and delivered public benefit, recognising that while the rural landscape needed to be maintained, such facilities were widely used within the farming community and helped to reduce risks to watercourses by ensuring that slurry was managed appropriately.
- Cllr Belinda Bawden commented that the proposal reflected modern recycling practice by converting a waste product into a useful fertiliser, noting that fertiliser costs had been significant and that the process offered both economic benefit and a reduction in pollution risk.
- Members sought clarity on the effect of the proposed review mechanism and whether it would allow parish councils to comment on any issues arising during the operation of the site.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to GRANT, was proposed by Cllr Duncan Sowry-House, and seconded by Cllr Matt Bell, subject to conditions set out in Section 16 of the officer's report and an additional condition requiring liaison every six months with surrounding parish councils within a 15-mile radius.

Decision: To grant for the reasons set out in Section 16 of the officer's report and an additional condition requiring liaison every six months with surrounding parish councils within a 15-mile radius. The final wording of the additional condition be delegated to officers.

41. **Urgent items**

There were no urgent items.

42. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.03 - 11.41 am

Chairman

.....

This page is intentionally left blank

Strategic and Technical Planning Committee
Tuesday 24th March 2026
Decision List

Application: P/FUL/2025/04692

Application Site: Wessex Farm Sherborne Causeway Shaftesbury SP7 9PX

Proposal: The construction and operation of an anaerobic digestion facility, ancillary infrastructure, landscaping and vehicular access between the site and the public highway

Recommendation: GRANT planning permission subject to conditions set out in section 16

Decision: Grant Planning Permission, subject to the following conditions:

1. Commencement

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Plans List - Approved

The development hereby permitted shall be carried out in accordance with the following approved plans:

220904-06 C Location Plan
005 P10 Full Site Block Plan 005-P10.pdf
0489-00-D 04 Operational Area Site Layout 0489-00 D
003 P10 Operational Area Block Plan 003 P10
0489-00-D 1 Elevation and Sections (Front) - Proposed
2209024-07 A Proposed A30 Access Arrangement
0489-01-B 01 Silage Clamp
0489-02-B 1 Feedstock Unit
0489-03-B 01 Digestate Lagoon
0489-04-A 01 Propane Injection Storage
0489-05-C 05 Biogas Upgrade Plant
0489-06-A 01 Separator Plant
0489-07-A 1 Digestate Containment Area
0489-08-A 1 Liquid-pre Store
0489-09-A 1 Liquid-post Store
0489-11-A 1 Pasteurisation Unit

0489-10-A 01 Solids Feeder Unit
0489-12-A 01 Ferric Chloride Tank
0489-14-A 01 Active Carbon Filter
0489-15-A 1 Grid Entry Unit
0489-16-A 01 LV Board Unit
0489-17-A 01 Back-up Generator
0489-18-A 01 Sub-station Unit
0489-19-A 01 CHP & Cooling Unit
0489-20-A 01 Biogas Flare
0489-21-A 01 Boiler Unit
0489-22-A 01 Switchboard Unit
2209024-04 E Proposed Access Arrangement Overview
2209024-01 B Visibility Splays

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Habitat Management and Monitoring Plan

The development shall not be commenced until a Habitat Management and Monitoring Plan (the HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and submitted to, and approved in writing by, the Waste Planning Authority. The HMMP shall include:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats and in accordance with Policy 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

4. HMMP - Completion

Notice in writing shall be given to the Waste Planning Authority within one month of the date of habitat creation and enhancement works as set out in the

approved HMMP having been completed. The notice shall include a completion report evidencing the completed habitat enhancements.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats and in accordance with Policy 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

5. Details of Earthworks

Prior to the commencement of any development hereby approved, full details of earthworks shall be submitted to and approved in writing by the Waste Planning Authority. These details shall include proposed grading and mounding of land including the levels and contours to be formed, showing the relationship of the proposed mounding to the existing vegetation and surrounding landform. No part of the development, other than the creation of the access, shall be commissioned until the works are completed in accordance with the approved details.

Reason: In the interests of maintaining the landscape and amenity value of the area and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

6. Detailed Surface Water Management Scheme

No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by, the Waste Planning Authority. This must include the results of on site infiltration testing undertaken in accordance with BRE365.

The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity and in accordance with Policy 17 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

7. Surface Water Sustainable Drainage Scheme

Prior to first operation of the development, details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These

shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and in accordance with Policy 17 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

8. Notification of Commencement of Development

Notice shall be provided to the Waste Planning Authority of the date of the commencement of development. This notice shall be provided in writing by the operator within seven days of the date of commencement.

Reason: To ensure an accurate record for monitoring of conditions relating to the date of the commencement of development and in accordance with Policy 6 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

9. Colour of Buildings and Plant

Prior to development being constructed above damp proof course level, details of the colour of walls and roofs of all buildings, structures and plant with elements over 4 metres in height shall be submitted to, and approved in writing by, the Waste Planning Authority. Thereafter, the development shall proceed in accordance with the details as have been agreed.

Reason: In the interests of visual amenity and landscape character of the area and in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

10. Cover to Feedstocks Kept in Storage Clamp

Prior to the first operation of the development, full details of the feedstock storage clamp cover shall be submitted to, and agreed in writing by, the Waste Planning Authority. The details shall include the specification for the material to be used for the cover, its colour and any retraction mechanism. The cover shall be installed and maintained and retained in situ during operation of the AD facility in accordance with the approved details. Any feedstocks stored within any of the individual bays shall be covered by the approved cover in accordance with paragraph 3.35 - 3.38 of the Planning & Waste Statement.

Reason: To minimise any impact on the surrounding landscape character, neighbouring amenity and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Liquid Digestate Lagoon

Prior to commencement of development, full details of the liquid digestate storage lagoon liner and cover, including the materials and colour, shall be submitted to, and agreed in writing by, the Waste Planning Authority. The storage lagoon shall be constructed in accordance with the agreed details and maintained and retained for the duration of the development.

Reason: In the interests of maintaining the landscape and amenity value of the area and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

12. Detailed Landscaping Scheme

Prior to commencement of development, a detailed scheme of landscaping shall be submitted to, and approved in writing by, the Waste Planning Authority. The soft landscaping works detailed in the approved scheme must be carried out in full during the first planting season (November to March) following commencement of the development. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, character of the area and biodiversity in accordance with Policies 13, 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

13. Height of Storage within Feedstock Clamps

Any feedstock that is stored in the clamps shall have a maximum height of 5 metres above ground level for any settled material.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. Notification of commencement of operation of the AD facility

Notice shall be provided to the Waste Planning Authority of the date of the commencement of operation of the AD facility. This notice shall be provided in writing by the operator within seven days of the date of first operation.

Reason: To ensure an accurate record for monitoring of conditions relating to the date of the commencement of development and in accordance with Policy 6 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

15. Vehicle Access Construction

Before first operation of the development hereby approved, the first 20 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to, and approved in writing by, the Waste Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard and in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

16. Access Arrangements

Before first operation of the development hereby approved, the existing route to the farm yard, as shown on drawing no. 2209024-04 Rev E dated 25 April 2024, shall be stopped up in the area hatched in red and use by vehicles ceased. The stopped up route shall not be used for the duration of the development.

Reason: In the interests of neighbouring amenity, highway safety and in accordance with Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

17. Turning / Manoeuvring and Parking Construction

Before first operation of the development hereby approved, the turning/manoeuvring and parking shown on Drawing Number 003 Rev. P10 dated 28 July 2025 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with

Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

18. Visibility Splays

Before first operation of the development hereby approved. the visibility splay areas as shown on Drawing Number 2209024-01 Rev B dated 6 December 2024 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

19. Construction Vehicles

The maximum daily number of vehicle movements accessing the Wessex Farm Anaerobic Digester Facility site from the A30 during the construction period is limited to a maximum of 40 Heavy Goods Vehicles (20 in and 20 out) and 60 light vehicles (30 in and 30 out).

Reason: In the interests of highway safety and the amenity of the area and in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

20. Heavy Goods Vehicles

The maximum daily number of heavy goods vehicle movements accessing the Wessex Farm Anaerobic Digester Facility from the A30 for the duration of operations is limited to 70 Heavy Goods Vehicles (35 in and 35 out) during June, July and September and 32 Heavy Goods Vehicles (16 in and 16 out) during other months of the year.

Reason: In the interests of highway safety and the amenity of the area and in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

21. Construction Traffic Management Plan

Before the development hereby approved commences the submitted Construction Traffic Management Plan (CTMP) by Motion dated 10 March 2025 must be implemented and adhered to fully for the full duration of the construction period.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

22. Arboricultural Method Statement

Prior to the commencement of the development hereby approved (including demolition, material storage and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (as amended), including a scaled tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to, and approved in writing by, the Waste Planning Authority (WPA). The TPP and AMS shall include:

- a) A full specification for the construction of any roads, parking areas and driveways affecting trees' root protection areas (RPA). This shall include details of a no-dig construction method, the extent of areas to be constructed using this specification, and relevant cross-sections through these areas.
- b) Details of construction within or impacting the RPA of retained trees.
- c) Location and installation of services/utilities/ drainage.
- d) A full specification for the installation of boundary treatment.
- e) Detailed levels and cross-sections demonstrating that raised surfacing levels proposed for no-dig construction within RPAs can be accommodated without conflicting with adjacent building damp-proof courses.
- f) A specification for protective fencing during demolition and construction phases and a scaled plan showing its alignment.
- g) A specification for scaffolding and ground protection within tree protection zones.
- h) A Scaled Tree Protection Plan (TPP) showing protection measures and identifying prohibited construction activities within RPAs.
- i) Boundary treatments within RPAs.
- j) Methodology and detailed assessment of root pruning.
- k) Arboricultural supervision and inspection by a suitably qualified arboriculturist.
- l) Reporting procedure for inspection and supervision. Photographs and site supervision notes and photographs must be completed and submitted to the Waste Planning Authority.
- m) Methods to improve rooting environments for retained and proposed trees and landscaping.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Waste Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance

and character of the site and locality in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

23. Feedstocks

No more than 97,000 tonnes of agricultural crop and waste feedstock shall be imported to the site per year. This shall consist of Agricultural Crops / Silage, Straw, Agricultural Slurry and Manure and Other Agricultural Waste.

Records of material being delivered to the site shall be kept and made available to the Waste Planning Authority within 14 days of a written request.

Reason: In the interest of highway safety, landscape character and the amenities of residential properties and in accordance with Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

24. Hours of Working

Excluding the delivery of fresh crop feedstock (grass, maize and whole crop silage) during the harvest times in June, July and September to supply the Anaerobic Digester Facility hereby approved, the site shall only be open to receive or dispatch any vehicle carrying other feedstocks, digestate or any other material or equipment associated with the operation of the site between the hours of 07:00 to 20:00 hours Mondays to Sundays.

No operations shall take place outside these hours except for maintenance and the operation of other equipment to maintain the safe operation of the Anaerobic Digester Facility.

Reason: To protect the amenities of local residents and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

25. Noise Levels

The development hereby permitted shall be undertaken and shall operate within the noise parameters as set out within the Noise Impact Assessment by Acoustic Consultants Ltd (Reference: 10229/LN, Dated: 11 March 2025). Any noise attenuation which is installed on equipment or plant to achieve the required noise parameters shall be retained and maintained in effective order for the duration of the development.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

26. Air Quality

The development hereby permitted shall be constructed and operate in accordance with mitigation set out within Air Quality Assessment by Phlorum Ltd (Reference: 12050A (AQ) V3 Final dated 12 March 2025) and associated Appendix A. Any mitigation measures shall be retained and maintained in effective order throughout the use of the site.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties or ecology and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

27. Odour Management Plan

Odour control, prevention and monitoring measures shall be implemented in accordance with the Odour Management Plan by Phlorum Ltd (Reference: 12050A (OMP) V0, dated 18 March 2025). Measures shall be retained and maintained in effective order throughout the use of the site.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

28. Unexpected Contamination of Land

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Waste Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Waste Authority. The approved remediation scheme shall be carried out in accordance with the approved details and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised and in accordance with Policy 16 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

29. Construction Management Plan

Prior to the commencement of development on the site, a Construction Management Plan to manage any possible adverse effects associated with the construction of the development shall be submitted to, and approved in writing by, the Local Waste Authority. The plan shall include construction management measures such as operating times, dust and noise mitigation, no bonfires and storage of waste materials prior to removal from site. The development shall be carried out in accordance with the approved Plan.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

30. Pest Management Plan

Pests shall be managed in accordance with Appendix D Pest Management Plan of the submitted Planning & Waste Statement dated July 2025. Measures shall be retained and maintained in effective order throughout the use of the site.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

31. Ecological Impact Assessment

The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Broadview Ecological Consultants (Reference: BEC/R/24/005, date: March 2025). The mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate for impacts on ecological receptors, and to provide biodiversity gains and in accordance with Policy 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

32. Lighting strategy

Prior to commencement of development, details of any proposed lighting shall be submitted to, and approved in writing by, the Waste Planning Authority. The lighting strategy will reflect the need to avoid harm to protected species and to minimise light spill from lighting associated with pre-construction,

construction and operational activities, and demonstrate how the current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023) has been implemented. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity and neighbouring amenity and in accordance with Policies 13 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

33. Construction Environmental Management Plan

Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to, and approved in writing by, the Waste Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, such as dust and noise (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs
- i) Details of site access, temporary parking, welfare facilities, loading/unloading, operating times, and storage of equipment, materials, fuels and waste as well concrete mixing and prohibition of fires.

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase and in accordance with Policy 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

34. Landscape and Ecological Management Plan

A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Waste Planning Authority prior to the commencement of any development hereby approved, above damp course level or occupation. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity in accordance with Policies 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

35. Means of Enclosure

Details of the means of enclosure to be used on the site including height, materials and positioning shall be submitted to, and approved in writing by, the Waste Planning Authority. The agreed means of enclosure shall be erected prior to first operation and retained and maintained for the duration of the development.

Reason: In the interests of visual amenity, landscape character of the area and in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

36. Cessation of the Site

Should the Anaerobic Digestion Facility hereby approved not supply gas for a continuous period of 12 months, it shall be deemed to have ceased to be required and shall be removed from the site, along with all associated plant and equipment. Within one month from the removal of the Anaerobic

Digestion Facility and all associated plant and equipment, details of the restoration of the cleared site, including a restoration timetable, shall be submitted to, and approved in writing by, the Waste Planning Authority. The cleared site shall thereafter be restored in accordance with the details so approved.

Reason: To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of amenity of the area and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

37. Community Liaison Group

Prior to first operation of the development hereby approved, the operator shall submit to, and agree in writing with, the Waste Planning Authority terms of reference for and membership of a Community Liaison Group. The operator shall invite representatives to attend the group meetings from all Parish and Town Councils within 15 miles of the site, Dorset Council and members of the public, as well as any others, as agreed. The group shall meet at least twice a year until such time that the Waste Planning Authority is notified in writing that the Anaerobic Digester Plant has ceased to be in use.

Reason: To protect the amenity of the surrounding area in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

Informative Notes:

1. Biodiversity Gain Plan

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is

begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

2. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development

Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

3. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.

4. Dorset Highways

In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at

dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

5. National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

This page is intentionally left blank