

## Officer Report

<b>Application Number:</b>	P/VOC/2024/07289		
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>		
<b>Site address:</b>	Land south-east of Sunrise Business Park and north of the A350 Blandford Bypass, Blandford Forum.		
<b>Proposal:</b>	Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350 (with variation of condition 3 of planning permission P/VOC/2022/06369 to allow archaeological and certain construction works to proceed concurrently).		
<b>Applicant name:</b>	Dorset Council		
<b>Case Officer:</b>	Tony Cosgrove		
<b>Ward Member(s):</b>	Cllr Lacey-Clarke and Cllr Byron Quayle		
<b>Publicity expiry date:</b>	13 January 2025	<b>Officer site visit date:</b>	18/12/24
<b>Decision due date:</b>	12 March 2025	<b>Ext(s) of time:</b>	
<b>No of Site Notices:</b>	Two		
<b>SN displayed reasoning:</b>			

### 1.0 Reason application is going to committee

Under Para 134 of the Officer Scheme of Delegation states that, any application:

- submitted by or on behalf of the Council and/or,
- when one or more town and/or parish councils in whose area the application is situated (in whole or part) have made a written representation relating to the application at least one of which has not been withdrawn at the time that the application

## Officer Report

is to be determined by committee.

### **2.0 Summary of recommendation:**

Grant the application deleting pre-commencement Condition 3 and replacing it with a new condition to read: 'Archaeology: prior to commencement of development an archaeological plan shall be produced in accordance with the AC General Site Recording Manual V2 (2012) and submitted to and approved in writing by the Waste Planning Authority. All archaeological preparation and recording shall be implemented in accordance with the approved management plan.

The management plan shall include details on:

- Site preparation
- Archaeological recording
- Finds management
- Reporting & monitoring process

Reason:

To ensure the proper recording and preservation of features of archaeological merit and interest in accordance with Policy 19 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### **3.0 Reason for the recommendation:**

This application seeks a minor amendment to facilitate the on-site archaeological examination and commencement of the proposal to construct a new Waste Management Centre in Blandford.

The existing condition was worded such that the development was only allowed to commence *after* all the archaeological work was completed. However, some areas of the site would not be subject to any archaeological work and others would have their archaeological works completed. Waiting for all the archaeological work to finish before any construction work can commence places a disproportionate burden on the applicant.

The new amended condition will allow work to commence in areas where: 1) archaeological digging has never been proposed; and, 2) in those areas where the archaeologists have finished their fieldwork.

The current planning permission requires development to commence before April 2025. It is possible this date could be missed because work cannot begin until all the archaeological work is complete. The current condition could result in the commencement of development being delayed (by years) adding significant costs to the project. The County Archaeologist is content with the amended condition and is satisfied it will protect the site in archaeological terms.

### **4.0 Key planning issues**

## Officer Report

<b>Issue</b>	<b>Conclusion</b>
Principle of development	Already established. This is the site of the approved new Waste Management Centre in Blandford.
Scale, design, impact on character and appearance	None
Impact on the living conditions of the occupants and neighbouring properties	None
Impact on landscape or heritage assets	None
Flood risk and drainage	None
Economic benefits	Potentially very significant – delivering value for money
Highway impacts, safety, access and parking	None
Impact on trees	None
Biodiversity	None
EIA (if relevant)	Not significant
Amenity	Significant – access to recycling facilities

### **4. Background**

- 4.1 The site has an existing permission for a new Waste Management Centre (P/DCC/2021/01597) issued on 27 April 2021.
- 4.2 Nationally, almost all permissions, including this one, are granted subject to the condition that they shall be implemented within three years. The permission for the new Waste Management Centre must be commenced before April 2024.
- 4.3 P/DCC/2021/01597 also requires: 'Prior to commencement of the development a programme of archaeological work shall be completed in accordance with the submitted and approved scheme: 'Blandford Waste Management Centre, Blandford Forum, Dorset: Written scheme of investigation for an archaeological excavation. Document No: ACW1252/1/0 (July 2020).'
- 4.4 The wording of the current condition means that the proposed new development cannot begin until all archaeological work is completed. This condition prevents any development from commencing on site, including both those areas where no archaeological work is required, and in those areas where archaeological work is required.

## **Officer Report**

- 4.5 This could take a long time waiting for all the fieldwork to be completed. This could also result in permission P/DCC/2021/01597 becoming expired as works could not commence in time.
- 4.6 The variation of condition proposed would ensure the necessary archaeological works could continue *and* development could commence in areas where there is no archaeological interest and where the on-site fieldwork is complete.
- 4.7 The County Archaeologist is content with the proposed new condition.

### **5.0 Description of Site**

- 5.1 The site is around 3.5ha in size and until recently was used as arable land. It is intended that a new waste transfer station and household recycling centre for Blandford will be constructed on the site. The site is situated to the north of Blandford Forum. It lies to the north-east of and adjacent to the A350 and east of the Sunrise roundabout and C13 Higher Shaftesbury Road. The site is south-east of Sunrise Business Park and opposite the Lidl supermarket.
- 5.2 Currently, the application site is being prepared for development, but development itself has not yet commenced. Archaeologists are currently moving through the site surveying it and recording their findings in co-operation with the County Archaeologist.
- 5.3 The site is located within a wider agricultural field, which is approximately 5.4ha, and is bounded by mature hedgerows and a band of young establishing trees on the north-eastern and eastern boundaries.
- 5.4 The site is currently accessed by a gateway off the A350 approximately 250m south-east from the Sunrise roundabout. There is also a gated access from Higher Shaftesbury Road. The land is relatively flat, gradually sloping from north - west to south-east, located on an elevated position from the road.
- 5.5 The closest residential properties to the site are those at Bracewell Close, approximately 50m south-east of the south-east corner of the site and located on the opposite side of the Blandford bypass; and those at Kites Corner, approximately 95m south-west of the site, located on to the opposite side of the Sunrise roundabout.
- 5.6 Sunrise Business Park lies immediately north of the site. Lidl supermarket lies around 40m south of the site and Glenmore Business Park lies around 80m south of the site, both on the opposite side of the Blandford bypass.

### **6.0 Description of Development**

## Officer Report

- 6.1 As set out above, the current condition prevents any development from commencing on any part of the site until all archaeological work has been completed. This means development cannot begin on those areas where no archaeological work is planned or areas where archaeological work is complete.
- 6.2 The revised condition will permit development to commence in areas where no archaeological is planned, and in areas where the archaeological work is complete.
- 6.3 Development will not be permitted to commence in areas where archaeological work is planned until that archaeological fieldwork is complete.

### **7.0 Relevant Planning History**

2/1979/0421 - Decision: GRA - Decision Date: 22/11/1979

Construct by-pass and ancillary road works

2/1983/0803 - Decision: GRA - Decision Date: 08/06/1984

Proposed development of land to provide service station including lorry and coach park, filling station, restaurant and overnight accommodation and proposed construction of new highway access

2/1986/0143 - Decision: REF - Decision Date: 23/05/1986

Erect steel framed building for motor vehicle repairs, MoT testing, sale of tyres and exhaust systems.

2/1987/0983 - Decision: GRA - Decision Date: 26/11/1987

Erect conservatory show models.

2/1987/0426 - Decision: GRA - Decision Date: 24/08/1987

Erect 6 industrial units.

2/1987/0589 - Decision: GRA - Decision Date: 10/09/1987

Erect light industrial unit for Economy Tyre & Battery Service Ltd.

2/1987/0205 - Decision: GRA - Decision Date: 19/06/1987

Use land for light industrial purposes, form estate road.

2/1988/0882 - Decision: REF - Decision Date: 09/09/1988

Develop land by extending business park.

## Officer Report

2/1994/0569 - Decision: GRA - Decision Date: 14/09/1994

Create hard standing area

2/1997/0604 - Decision: GRA - Decision Date: 08/12/1997

Change of use from agricultural to recreation - sports pitches, including new vehicular access and car parking area

2/2002/1062 - Decision: GRA - Decision Date: 17/02/2003

Change use of agricultural land to recreation - sports pitches, form new vehicular access and car parking area

2/2003/0815 - Decision: REF - Decision Date: 19/09/2003

Erect 3 No. flag poles

2/2005/0612 - Decision: WIT - Decision Date: 08/07/2005

Install 2 No. non-illuminated signs on building

PRE/2014/0267/PREAPP - Decision: RES - Decision Date: 18/08/2014

Create external Storage Area

PRE/2015/0233/PREAPP - Decision: RES - Decision Date: 15/06/2015

Mixed use of industrial floor space and materials.

P/OUT/2020/00026 - Decision: GRA - Decision Date: 05/08/2024

Hybrid planning application for the phased development for up to 490 No. dwellings and non-residential uses comprising:

Outline planning application (to determine access) to develop land by the erection of up to 340 No. dwellings (Use Class C3), local centre with flexible floorspace including Commercial, Business and Services (Use Class E), Drinking Establishments and hot food takeaways (Use Class Sui Generis) and Local Community (Use Class F2); land for a three-form entry primary school and associated playing pitches (Use Class F1 Learning and non-residential institutions); form public open space, replacement allotments including allotment building, new sports pitches, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works, including demolition of existing buildings and removal of existing allotments.

## Officer Report

Full planning application to erect 150 No. dwellings (Use Class C3), form public open space, attenuation basins, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works.

P/DCC/2021/01597 - Decision: GRA - Decision Date: 05/04/2022

Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350.

P/VOC/2022/03240 - Decision: WIT - Decision Date: 12/08/2022

Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350 (Variation of conditions 2, 15 and 16 of planning permission P/DCC/2021/01597 to relocate air handling units, addition of one weighbridge, revised staff car park layout and other minor amendments).

P/VOC/2022/06369 - Decision: GRA - Decision Date: 23/02/2023

Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350 (Variation of conditions 2, 15, 16 and 18 of planning permission P/DCC/2021/01597 to relocate air handling units, addition of one weighbridge, revised staff car park layout and other minor amendments).

P/CAA/2023/02438 - Decision: GRA - Decision Date: 25/08/2023

Application for a Certificate of Appropriate Alternative Development for General Industrial (Class B2); Storage & Distribution (Class B8); Hotels (Class C1); Retail (Class E(a)); Food & Drink (Class E(b)); Offices, Research & Development and Industrial (Class E(g)); Vehicle Fuel & Charging Station with associated shop & facilities (Sui Generis); uses.

## Officer Report

P/CONS/2024/00048 - Decision: RES - Decision Date:  
30/04/2024

Consultation on environmental permit application.

P/PDN/2024/02905 - Decision: NOB - Decision Date: 07/08/2024

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of an irregular shaped area of highway consisting of leading off the A350 Blandford Bypass at Blandford Forum in Dorset.

### **8.0 List of Constraints**

LP - North Dorset Local Plan Part 1 (2011-2031); Adopted; Settlement Boundary (inside); Policy 2 and 16; Blandford Forum - Distance: 0

LP - North Dorset District-Wide Local Plan (1994-2011); Saved Policies; Proposed Playing Fields; BL6, 4.5; NULL - Distance: 0

LP - North Dorset District-Wide Local Plan (1994-2011); Saved Policies; Employment: Committed Site; 3.2; NULL - Distance: 0

LP - North Dorset District-Wide Local Plan (1994-2011); Saved Policies; Groundwater Source Protection Area; 1.16; NULL - Distance: 0

LP - North Dorset Local Plan Part 1 (2011-2031); Adopted; Outside settlement boundaries (countryside); Policy 2, 20; NULL - Distance: 0

LP - 3; Settlement Boundary; Blandford Forum - Distance: 0

LEGAL - Legal Agreements S106 - Distance: 0

DESI - Wessex Water Treatment Works Catchment - Distance: 0

NELA - Dorset - Distance: 0

PAR - Blandford Badbury Heights - Distance: 0

PAR - Pimperne CP - Distance: 0

PAR - Blandford Forum CP - Distance: 0

PAR - Blandford Hilltop - Distance: 527.49

PAR - Blandford Central - Distance: 554.51

PAR - Blandford Langton St Leonards - Distance: 822.04

WARD - Blandford Ward - Distance: 0

WARD - Hill Forts & Upper Tarrants Ward - Distance: 0

DESI - Dorset Council Land Freehold : Land for Blandford Bypass (plot 19) - Reference FH001752 - Distance: 0

DESI - Dorset Council Land Freehold : Land for Blandford Bypass (plot 18) - Reference FH001754 - Distance: 0

DESI - Area of Outstanding Natural Beauty (AONB): Cranborne Chase & West Wiltshire Downs; - Distance: 0



## Officer Report

DESI - Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

DESI - Minerals and Waste - Waste Consultation Area - Name: Inset 2 - Land south of Sunrise Business Park, Blandford; - Distance: 0

DESI - Minerals and Waste - Waste Consultation Area - Name: Blandford Depot; - Distance: 0

DESI - Minerals and Waste - Safeguarding Sites - Name: Inset 2 - Land south of Sunrise Business Park, Blandford; - Distance: 0

DESI - Minerals and Waste - Safeguarding Sites - Name: Blandford Depot; - Distance: 233.92

DESI - Minerals and Waste - Allocated Waste Sites - Name: Land south of Sunrise Business Park; - Distance: 0

RAD - Radon: Class: Class 1: Less than 1% - Distance: 0

### **9.0 Consultations**

All consultee responses can be viewed in full on the website.

#### **Consultees**

1. P - Blandford Forum TC - no objection
2. W - Hill Forts And Upper Tarrants Ward – no comment
3. P - Pimperne PC - objection
4. DC - Conservation Officers – no comment
5. DC - Archaeology - Steve Wallis – no objection
6. W - Blandford Ward 1 – no comment
7. W - Blandford Ward 2 – no comment

#### **Representations received**

Total - Objections	Total - No Objections	Total - Comments
1	2	3

Petitions Objecting	Petitions Supporting
0	0

#### **Summary of comments of objections:**

A single objection from Pimperne PC on received 13/12/24 with this comment:

## **Officer Report**

'Pimperne Parish Council object to the digging commencing before the archaeology dig is complete and that the local people are advised of any items of historical interest that have been found.'

The PC was contacted for additional clarification but no response was received.

**Summary of comments of support:** None

### **10.0 Duties**

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly Areas of Outstanding Natural Beauty)

### **11.0 Relevant Policies**

Bournemouth, Christchurch, Poole & Dorset Waste Plan (December 2019)

Policy 1 – Sustainable waste management

Policy 2 – Integrated waste management facilities

Policy 3 – Sites allocated for waste management development

Policy 5 – Facilities to enable the recycling of waste

Policy 12 – Transport and access

Policy 13 – Amenity and quality of life

Policy 14 – Landscape and design quality

Policy 17 – Flood risk

North Dorset Local Plan Part 1 (January 2016)

Policy 1 – Presumption in Favour of Sustainable Development

Policy 4 – The Natural Environment Policy 13 – Grey Infrastructure

Policy 16 – Blandford Policy 25 – Amenity Officer Report Page 8 of 26 Blandford + Neighbourhood Plan 2011-2033 (June 2021)

Policy B2 – Land North & East of Blandford Forum

Policy B3 – Employment (c) Land adjacent to Sunrise Business Park

### **Emerging Local Plans:**

NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

## **Officer Report**

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

### **The draft Dorset Council Local Plan**

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

### **National Planning Policy Framework**

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

### **12.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

### **13.0 Public Sector Equalities Duty**

The public will use this facility for many years. The accessibility, useability and utility of the site and its operations are therefore important. This has previously been assessed as part of the original application and agreed as being fit for purpose. This minor amend will not alter that assessment in any way.

## **Officer Report**

### **14.0 Financial benefits**

There are no financial benefits to consider here.

### **15.0 Environmental Implications**

There are no environmental implications to consider here.

### **16.0 Planning Assessment**

- 16.1 With regard to the 'principle of development', this has already been established. The proposed change of wording of one condition is considered a minor amendment in relation to this major development.
- 16.2 With regard to economic benefits, the original planning permission requires the development begin before Apr 2025. If the development is delayed the extant planning permission lapses and a new planning permission would be required.
- 16.3 This application requesting changed wording for the archaeology condition would allow the development to commence under the terms of the extant permission. This would provide an economic benefit as there would be no need for a further planning permission which would be an extra cost to the Council.
- 16.4 With regard to amenity, if the development is delayed or not built, there could be a negative impact on the residents of Blandford Forum and surrounding area, together with the potential impact on Dorset's ability to manage and recycle its waste.
- 16.5 The only variation this application seeks, is to the commencement of development by varying the wording in the archaeology condition. If granted, this proposal will allow works to begin immediately outside areas where there is no planned archaeological fieldwork and, in those areas, where the fieldwork is complete.

### **17.0 Conclusion**

This proposal is a minor amendment to the wording of one condition. The principle behind the original condition (protection of archaeological heritage), remains the same, and the development will be able to proceed otherwise, as originally intended.

### **18.0 Recommendation**

**Grant Planning Permission with the following conditions :**

#### **1. Time Limit**

The development to which this permission relates must be begun not later than 5 April 2025, being the three year commencement period of the approved application number P/DCC/2021/01597\_1.

Reason

## Officer Report

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

### 2. Submitted Plans and Details

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

- Site Layout Plan Drawing No L230 Revision P15 received 12.10.22
- Site Construction Access Drawing No L239 received 12.05.21
- Proposed Plan – Whole Site Drawing No 2 000 Revision P3 received 13.10.22
- Site Entrance General Arrangement Drawing No 70029189-WSP-00-ZZ-DR-C-700-002 Revision P03 received 12.10.22
- Proposed Plan – Transfer Barn Drawing No 2 001 Revision P2 received 13.10.22
- Proposed Plan – HRC Level Drawing No 2 002 Revision P2 received 12.10.22
- Site Sections Drawing No L232 Revision P7 received 12.10.22
- Proposed Elevations Drawing No 3 000 Revision P3 received 12.10.22
- Proposed Sections Drawing No 3 050 Revision P2 received 12.10.22
- Tree Constraints Plan Drawing No L235 received 12.05.21
- Highways Layout Vehicle Tracking Drawing No 70029189-WSP-00-ZZ-DR-C-700-001 Revision P03 received 12.10.22
- Drainage Strategy Drawing No 70029189-WSP-00-ZZ-DR-C-500-001 Revision P03 received 12.10.22

### Reason

For the avoidance of doubt and in the interest of proper planning and to ensure compliance with the planning permission in accordance with Policies 5, 12, 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 3. Archaeology

Prior to commencement of development an archaeological management plan shall be produced in accordance with the AC General Site Recording Manual V2 (2012). The plan shall be submitted to and approved in writing by the Waste Planning Authority. All archaeological preparation and recording shall be implemented in accordance with the approved management plan.

The management plan shall include details on:

- Site preparation
- Archaeological recording
- Finds management
- Reporting & monitoring process

Reason :

## Officer Report

To ensure the proper recording and preservation of features of archaeological merit and interest in accordance with Policy 19 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 4. Construction Environmental Management Plan

Prior to commencement of the development a Construction Environment Management Plan (CEMP) to address the environmental impacts of the construction phase must be submitted to and approved in writing by the Waste Planning Authority. The plan shall include:

- Identification of ecologically sensitive sections of the development where operations will have to be limited to certain periods of the year, for example, avoiding disturbance of nesting birds.
- Phasing and programming for the construction phase of the development.
- Working hours.
- A protected species monitoring schedule (covering the period prior to and during construction), details of DEFRA licences to be obtained and any measures for capture, relocation or any other contingency measure to be taken in relation to protected species within the development site, nominated expert(s) to carry out monitoring, capture and relocation, a timetable for the preparation of suitable receptor sites.
- Pollution control, monitoring and contingency procedures including measures to address water, noise, vibration and air pollution risks and ground contamination.
- Identification of visually sensitive areas where advance planting is required and details of planting including species, planting plans, ground preparation and five years aftercare.
- Measures to protect trees to be retained in accordance with BS 5837.
- Measures to protect and maintain existing water courses and water features during construction.
- Notwithstanding the provisions of Part 4 Schedule 2 of the Town and Country General Permitted Development Order 2015, proposals for the location and extent of any contractors' compounds and haul roads, including materials stores.
- Measures to reduce greenhouse gas emissions during construction and minimise excavation waste.
- Persons responsible for any of the above measures.

The CEMP shall include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds

## Officer Report

- the control and removal of spoil and wastes.

The development shall be implemented in accordance with the approved Construction Environmental Management Plan.

Reason:

To prevent pollution of the water environment and to protect ecology and local amenity in accordance with Policies 13, 15, 16 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 5. Construction Traffic Management Plan

Prior to commencement of the development a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Waste Planning Authority. The CTMP shall include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved CTMP.

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.

### 6. Construction – Stakeholder Communication

A stakeholder communications plan in relation to planned construction works, including the form, extent and timing of any communications, shall be prepared and agreed in writing by the WPA and thereafter implemented in accordance with the agreed plan.

Reason:

In the interest of amenity, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

## Officer Report

### 7. Dust Management Plan

Prior to commencement of the development a Dust Management Plan shall be submitted to and approved by the Waste Planning Authority. The plan shall subsequently be implemented in accordance with the approved details.

Reason:

In the interests of amenity and to protect residents from nuisance and in the interests of protecting biodiversity, in accordance with Policies 13 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 8. Soil Handling

Prior to commencement of development a soil management plan shall be produced in accordance with the "Construction Code of Practice for the Sustainable Use of Soils on Construction sites" (Defra, 2009) and "BS3882:2007 Specification for topsoil and requirements for use" and submitted to and approved in writing by the Waste Planning Authority.

The soil management plan shall include:-

- position of topsoil and subsoil stockpiles
- details for the working, retention, storage, cultivation and amelioration of existing site topsoil and subsoil to suit all proposed landscape planting works
- a programme for the stripping of soils.

The approved soil management plan shall be complied with for the duration of the development.

Reason:

To ensure appropriate protection of soils in accordance with Policy 16 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 9. Landscaping

Prior to commencement of development full details of both hard and soft landscape proposals shall be submitted to, and approved in writing by, the Waste Planning Authority. These details shall include, as appropriate:

- Proposed finished levels or contours.
- Surfacing of vehicle and pedestrian access and circulation areas
- Hard surfacing materials.
- Any proposed functional services above and below ground, e.g. drainage, power, communication cables, pipelines, etc



## Officer Report

Soft landscaping details shall include:-

- Planting plans (to include varied tree species selection and naturalistic spacing to the individual tree planting along the access road)
- Written specifications (including cultivation and other operations associated with grass establishment).
- Schedules of plants, noting species, planting sizes and proposed
- numbers/densities, where appropriate
- Implementation timetables.

And the hard and soft landscaping shall be carried out in accordance with the approved details within 12 months of the commencement of development.

Any trees that are removed die or become, in the opinion of the local authority, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required

Reason:

In the interests of the character of the area of this part of the AONB and in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 10. Boundary Treatment

Prior to the commencement of the development, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Waste Planning Authority. The development shall thereafter be implemented in full accordance with the approved details.

Reason:

In the interests of the amenity of the area.

### 11. Surface Water Management

Prior to commencement of development 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, shall be submitted to, and approved in writing by the Waste Planning Authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is brought into use.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

### 12. Drainage

## Officer Report

Prior to commencement of development details of maintenance & 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.

### 13. Materials

Prior to building works commencing samples/details of external materials / finishes (matte finishes) shall be submitted to, and approved in writing by, the Waste Planning Authority and the works shall be carried out using the approved materials.

Reason:

To ensure that the external appearance of the completed development is satisfactory and sympathetic to its locality in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 14. Kerbs, Signage and Road Marking

Prior to the development being brought into use, a scheme detailing the layout and design of kerbs, signs and road markings shall be submitted, and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented and maintained for the duration of the development.

Reason:

To minimise the impact of the site within the AONB and in the interests of the safe movements of vehicles within the site in accordance with Policies 12 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 15. Internal Estate Road Layout and Construction

Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number L230 Rev P15 must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason

## Officer Report

To ensure the proper and appropriate development of the site and in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 16. Highway Works in Advance of Operation

Prior to the development being brought into operation the proposed left-in left-out junction onto the A350 shall be constructed in accordance with the details set out in Drawing No 70029189-WSP-00-ZZ-DR-C-700-002 Rev P03 contained within Appendix D of the Transport Assessment (or similar scheme to be agreed in writing with the Waste Planning Authority); and the existing highway filter drain on the north side of the A350 shall be reconstructed to restore it to at least its original capacity in accordance with details set out in Blandford Forum Waste Management Centre Flood Risk Assessment & Drainage Strategy (February 2021) and Drainage Strategy Drawing No 70029189- WSP-00-ZZ-DR-C-500-001 Rev P03.

#### Reason

These specified works are seen as a pre-requisite for allowing the development to be brought into operation, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal and to ensure the correct functioning of the drainage system, to prevent the increased risk of flooding and to improve and protect water quality.

### 17. Visibility Splays

Prior to the development being brought into operation the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 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.

### 18. Landscape and Ecological Management Plan

The development hereby approved shall be subject to a minimum landscape and ecological management period of 25 years and shall be in accordance with the details set out in the Landscape and Ecological Management Plan dated March 2021, Updated January 2022 and the accompanying plans: LEMP Operational Phase Management Plan Drawing No L260 Revision P1 and LEMP Landscape Soft Works Plan Drawing No L261 Revision P1.

#### Reason

## Officer Report

To provide effective mitigation against impacts on the landscape character and visual amenity of the AONB and ecology and to provide habitat and landscape character enhancement in accordance with Policies 3, 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 19. Landscape and Ecological Management Plan Reviews

The approved Landscape and Ecological Management Plan shall be reviewed on a 5 yearly basis during the 25 year period. Each reviewed Landscape and Ecological Management Plan shall be submitted to and approved by the Waste Planning Authority and once approved the development shall be carried out in accordance with the approved reviewed Landscape and Ecological Management Plan.

#### Reason

To provide effective mitigation against impacts on the landscape character and visual amenity of the AONB and ecology and to provide habitat and landscape character enhancement in accordance with Policies 3, 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 20. Tree Protection

The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 4 May 2020 setting out how the existing trees are to be protected and managed before, during and after development. All existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

#### Reason:

To ensure the continuity of amenity afforded by existing trees and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the relevant sections of British Standards Institute (2012) Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012.

### 21. Site Management Plan

Prior to the development being brought into use, a finalised Site Management Plan (SMP) shall be submitted to the Waste Planning Authority for approval. The SMP shall subsequently be implemented in accordance with the approved details and maintained for the duration of the development.

The SMP shall include:

- details of how excessive noise would be dealt with
- how noise levels would be maintained at their predicted level

## Officer Report

- measures and procedures to control vermin; litter; dust and bio-aerosols
- measures and procedures to prevent mud and litter on the highway
- measures and procedures to minimise greenhouse gas emissions from the operation of the facility

Reason:

In the interests of amenity and to protect residents from nuisance, in accordance with Policies 13 and 15 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

### 22. Odour Management Plan

Prior to the development being brought into use, an Odour Management Plan shall be submitted to the Waste Planning Authority for approval. The Odour Management Plan shall subsequently be implemented in accordance with the approved details and maintained for the duration of the development. The Odour Management Plan shall include:

- a specification for odour control based on best practice measures to date
- prescriptions for management of green waste, food waste and black bag waste
- contingency plan in the event of failure or damage to the transfer building's roller-shutter doors

Reason:

In the interests of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

### 23. Lighting

No lighting shall be installed until details of the lighting scheme, which shall be in accordance with the External Lighting Assessment Report (dated 16/10/2020), have been submitted to, and agreed in writing by, the Waste Planning Authority. The lighting scheme shall include timings of use of all lights, shielding and angle to reduce glare and light intrusion on land in the AONB. It shall also incorporate the following:

- Selected lights shall be IDSR compliant.
- The maximum Correlated Colour Temperature (CCT) for the scheme shall be 3000K
- All luminaires shall be fitted with UV light filtration
- No increase to the mean illuminance of the External Lighting Assessment Report

## Officer Report

- Full shielding to prevent light emission above the horizontal Motion sensors for external lighting to be set at 5 minutes 'on time' after activation, and for a maximum of 10 minutes only where justified for operational requirements.

Thereafter the lighting shall be installed, operated and maintained in accordance with the agreed details.

### Reason

To protect the character of the AONB and visual amenities in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

## 24. Biodiversity

The Biodiversity Plan (BP) dated 19 February 2021 shall be implemented in full in accordance with the specified timetable(s) in the BP.

### Reason

To minimise impacts on biodiversity and ensure compliance with wildlife legislation, the National Planning Policy Framework (biodiversity paragraphs) and the Natural England Protected Species Standing Advice.

## 25. Construction Hours

No construction works shall take place outside the hours of 07:00 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturdays. No construction works shall take place on Sundays or bank holidays.

### Reason

In the interest of amenity and to protect residents from nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

## 26. Contingent Site Construction Access

The contingent site construction access on Higher Shaftesbury Road, as shown on Drawing No L239, shall only be used during the construction period if needed as an alternative to the primary site construction access. As soon as the primary site construction access becomes available for use, the contingent site construction access shall not be used by construction traffic thereafter.

### Reason

In the interest of amenity, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

## 27. Soil Importation

## Officer Report

No soil shall be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and approved by the Waste Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source material information. The analysis shall then be carried out and a validation certificate or similar evidence should be submitted to and approved in writing by the Waste Planning Authority.

Reason:

To prevent pollution of the environment in accordance with Policy 16 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 28. Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Waste Planning Authority. An investigation, risk assessment and remediation scheme, if necessary, shall be submitted to and approved by the Waste Planning Authority and any required remediation carried out in accordance with the approved scheme. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Waste Planning Authority.

Reason:

To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, having regard to the National Planning Policy Framework 2021.

### 29. Hours and Days of Operation

Except in cases of emergency to maintain safety (which shall be notified to the Waste Planning Authority as soon as practicable), no operations shall take place outside of the hours of 07:00 to 19:00 Monday to Sunday.

The site shall only be open to the public for the receipt of waste between the following periods and hours, excluding Christmas Day, Boxing Day and New Year's Day:

- 09:00 to 16:00 1 October to 31 March
- 09:00 to 18:00 1 April to 30 September.

Reason:

In the interests of local amenity and the character of this part of the Area of Outstanding Natural Beauty, in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

## Officer Report

### 30. Noise

Wherever practicable, vehicles operating at the operational site shall be fitted with noise reducing reversing beepers for the duration of the development.

#### Reason

To ensure the minimum disturbance from operations, to minimise the adverse impact of noise generated by the operations on amenity and to maintain the tranquillity of the AONB in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and with the requirements of the National Planning Policy for Waste.

### 31. Waste Transfer Building

The unloading, storage, sorting and reloading of waste materials (both incoming and outgoing) shall only take place inside the waste transfer building hereby approved (except for waste arisings contained within the external covered skip area).

#### Reason:

In order to protect the amenity of the area and the character of the landscape, in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

### 32. Transfer of Waste

Other than in exceptional circumstances, putrescible waste (excluding green garden waste) shall be removed from the waste transfer building on a daily basis, excluding Sundays.

#### Reason:

In the interest of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

### 33. Waste Transfer Building Doors

All vehicular access doors to the transfer barn building shall only be opened when required to allow vehicles and mobile equipment into and out of the building or for maintenance or in an emergency. The vehicular access doors shall be fitted with a fast-acting closing system that ensures they are closed rapidly following the safe passage of a vehicle into and out of the building. Doors which allow the movement of personnel into and out of the transfer barn building shall be closed when not in use.



## **Officer Report**

### Reason:

In the interests of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

### **Informative Notes:**

#### 1.Environmental Permit

This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12.

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply, more information on exempt activities can be found here: <https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits>  
Waste Permit application is a separate process and Planning Permission does not automatically indicate that a waste permit will be granted.

The applicant is advised to contact [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) to discuss the issues arising from the permit application process.

#### 2. Duty of Care

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.

The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure it's dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here:

[https://www.gov.uk/uploads/system/uploads/attachment\\_data/file/waste-duty-care-code-practice-2016.pdf](https://www.gov.uk/uploads/system/uploads/attachment_data/file/waste-duty-care-code-practice-2016.pdf)

If you need to register as a carrier of waste, please follow the instructions here: <https://www.gov.uk/register-as-a-waste-carrier-broker-or-dealer-wales>

If you require any local advice or guidance please contact your local Environment Agency office: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

#### 3. Grampian

The highway improvement(s) referred to in Condition 16 above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

## Officer Report