Cabinet
10 November 2026
Expansion of waste depot
For Decision

Cabinet Member:
Cllr R Biggs, Regeneration, Economic Growth & Strategic Assets

Local Councillor(s): Councillor Simon Clifford and Councillor Gill Taylor

Senior Leadership Team:
J Britton - Executive Director, Economy & Environment

Report author and job title: Rhiannon Jones, Asset Strategy Business Partner
Email: Rhiannon.jones@dorsetcouncil.gov.uk

Statutory Authority:

Report status: Part Exempt Para 3

1. Executive summary (maximum of 500 words)

1.1. Approval is sought for Dorset Council to acquire, through a lease arrangement, the former Hanson's site adjacent to Crookhill Depot, Weymouth. The additional 3,500m² of land will increase operational capacity, address existing site constraints, improve health and safety, enhance service resilience and support future growth in waste and recycling operations. It would also provide a centralised bin storage and distribution facility. The proposal represents a rare strategic opportunity to secure land immediately adjoining the existing depot, supporting the efficient long-term management of the council's operational estate and reducing operational risk.

1.2. The proposal forms part of a wider programme of operational and health and safety improvements across the waste depot estate, including measures being implemented at Shaftesbury Waste Depot to improve the separation of public and operational activities.

2. Recommendation(s)

2.1. Approve the leasehold acquisition of the former Hanson's site adjacent to Crookhill Depot, subject to satisfactory completion of legal, property, environmental and financial due diligence and agreement of terms with the landlord and current leaseholder.

2.2. Delegate authority to approve leasehold acquisition of this site and method of acquisition to the Executive Director for Economy and Environment in consultation with the Cabinet Member for Regeneration, Economic Growth & Strategic Assets and the Section 151 Officer.

3. Reason for the recommendation(s)

3.1. Crookhill Depot is a strategically important operational asset supporting waste and recycling services across Dorset. The depot is operating at capacity, creating operational constraints and significant health and safety challenges. Securing the adjoining site provides a rare opportunity to expand the depot footprint, improve operational efficiency and health and safety, strengthen service resilience and support future service requirements. The proposal forms part of a wider programme of improvements to the council's waste depot estate.

4. The report

4.1. An opportunity has arisen to acquire, via a leasehold arrangement, additional land immediately adjacent to Crookhill Depot. Approval is being sought to progress the acquisition, subject to satisfactory completion of legal, property, environmental and financial due diligence and agreement of terms.

4.2. Crookhill Depot is a strategically important operational asset supporting the delivery of waste and recycling services across Dorset. The depot is operating at capacity, creating operational constraints and limiting opportunities to further improve site layout, traffic management and health and safety arrangements. Acquisition of the adjoining land would provide a rare opportunity to expand the operational footprint of the depot, improve operational efficiency, strengthen service resilience and support future service requirements.

4.3. The opportunity is considered strategically significant due to the site's immediate adjacency to existing council operational land. Opportunities to expand established operational depots are limited, and this proposal supports the objectives of Dorset Council's Strategic Asset Management Plan by maximising the effectiveness of the operational estate, improving resilience and enabling the efficient long-term management of assets.

4.4. The proposal also forms part of a wider programme of operational and health and safety improvements across the council's waste depot estate. This includes proposals at Shaftesbury Waste Depot to incorporate an adjoining free car park into the operational depot site, subject to planning permission. This would enable improved separation between public and operational activities, reduce operational health and safety risks associated with vehicle

movements and depot operations, and support a safer and more efficient operating environment.

4.5. Further details of the strategic, operational and financial case for acquisition are set out in Appendix 1 (Exempt).

5. Alternative options considered

5.1. See appendix 1

6. Legal considerations

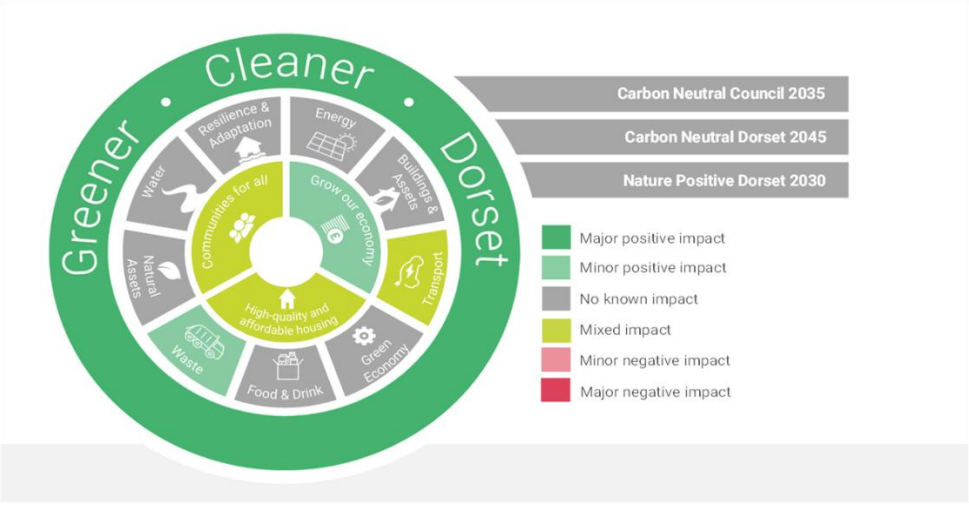
6.1. Legal Services have been consulted and are supporting the proposed acquisition. The transaction remains subject to satisfactory completion of legal due diligence and agreement of lease terms. Further commercially sensitive details are included within Appendix 1 (Exempt).

7. Financial implications

7.1. The proposal would create an ongoing revenue commitment associated with the leasehold acquisition of the site, together with costs associated with valuation, legal advice and due diligence. Subject to completion of negotiations and due diligence, these costs will be met from existing approved service budgets. Further details of the financial implications and associated liabilities are contained within Appendix 1 (Exempt).

8. Natural environment, climate & ecology implications

8.1. The proposal is not expected to have any significant adverse environmental or ecological impacts. Whilst future service growth may lead to a minor increase in operational activity, the additional depot capacity will support the efficient delivery of waste and recycling services and may provide opportunities for future sustainability improvements, including electric vehicle charging infrastructure.



9. Well-being and health implications

9.1. The acquisition will have a positive impact on the health, safety and wellbeing of staff and visitors to the depot by addressing existing operational constraints. The additional space will enable the separation of pedestrian and vehicle movements, reduce congestion and improve the safe movement and storage of vehicles, equipment and materials across the site. The proposal will also support improvements to depot layout, traffic management and operational practices, contributing to a safer and more efficient working environment.

10. Other Implications

10.1. None

11. Risk Implications

11.1. Initial legal due diligence has identified a number of matters within the existing lease that require further investigation and, where necessary, amendment to ensure the site can accommodate Dorset Council's intended operational use without the council assuming unacceptable legal, operational or environmental liabilities.

11.2. The proposed acquisition will remain subject to satisfactory completion of legal, property, planning, environmental and valuation due diligence, together with agreement of any lease amendments or variations necessary to support Dorset Council's operational requirements.

11.3. The acquisition will also help mitigate existing operational health and safety risks associated with vehicle movements, constrained operational space and site congestion by providing additional operational land and enabling improvements to depot layout, traffic management arrangements and the segregation of operational activities.

11.4. A more detailed assessment of risks and proposed mitigations is contained within Appendix 1 (Exempt).

11.5. **Current Risk Rating:** Medium
Residual Risk Rating: Low to Medium

12. Equalities

12.1. The proposed acquisition is expected to have a positive impact on accessibility, safety and inclusion. Improvements to site layout, wayfinding, traffic management and the segregation of pedestrian and vehicle movements will create a safer and more accessible environment for all site users, including people with disabilities and mobility impairments.

13. Appendices

Appendix 1. Business Case Summary (exempt)

Appendix 2. EqIA

14. Background papers

14.1 N/A

15. Report sign-off

15.1 This report has been through the internal report clearance process and has been signed off by the Director for Assurance & Governance (Monitoring Officer), the Director for Resources (Section 151 Officer) and the appropriate Cabinet Member(s)