



Philip Saunders
Savills
Wessex House
Wimborne
BH21 1PB

Your Ref:
Our Ref: PREA/22/00049
Contact: Gareth Ball

Date: 14/10/2022

Dear Philip

Proposal: Environmental Impact Assessment Scoping Opinion request for an Energy from Waste and Combined Heat and Power Facility at Canford Resource Park
Location: Canford Resource Park, Arena Way, Magna Road, Wimborne, BH21 3BW
Applicant: MVV Environment Limited

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 SCOPING OPINION

Thank you for your request for a Scoping Opinion on the submitted 'Canford Resource Park EIA Scoping Report April 2022', produced by MVV Environment Limited. I sincerely apologise for the delay in issuing a written response to this request. Please receive this letter as a response to the your request. It is assumed that the future Environmental Statement will provide complete details of the development within an application for full planning, and as such the 'Rochdale Envelope' approach will not be applied.

Officers note that a pre-application letter was issued on 16 September 2022, containing a response in relation to matters of high-level policy.

Likely Significant Environmental Effects

An assessment of the 'likely significant environmental effects' identified within your EIA Scoping Report and any additional effects identified by officers are below.

Transport

Officers accept your conclusions – transport impacts should be scoped into the Environmental Statement. Your report suggests that only construction stage traffic would exceed IEMA levels; however, a robust assessment on operational stage traffic should also be provided.

A detailed Transport Assessment will be submitted with any formal planning application to further expand on the trip rate and traffic analysis outlined within the Scoping Report. You are advised that any trip rate analysis of the highway network network (along Magna Road) should include recently approved, although not all built yet, developments at Poole Local Plan allocated sites UE1, UE2 and also the approved development for Bournemouth Football Club , off Knighton Lane (land at former golf club site to the west of the UE2 site). Any other major developments with traffic impacts on Magna Road which receive planning approval prior to any formal planning application being submitted should also be included in any traffic analysis.

Air Quality

Officers accept your conclusions – air quality impacts should be scoped into the Environmental Statement. The proposed assessment methodology and scope of impacts is agreed. The Air Quality Assessment (AQA) should undertake an assessment of cumulative impacts, including a trip rate analysis on traffic impacts, including the cumulative effect of any relevant development (under construction or permitted) with impacts on Magna Road. If there are relevant impacts, these should be screened into the AQA. The findings of the AQA should identify the mitigation measures to be enacted through the Construction Environmental Management Plan and Dust Management Plan

You are advised that the LPA's Environmental Health team are available to be contacted if any air quality data is required.

Noise and Vibration

Officers accept your conclusions – noise and vibration impacts should be scoped into the Environmental Statement. Your report notes that there is a lack of information at this stage and therefore recommends scoping it in, to be assessed within the ES.

The approach should take into account the cumulative impact of vehicle and construction noise at construction stage and then the cumulative impact of vehicle and plant/machinery noise at operational stage. In addition, the noise impacts should be calculated to include open windows during summer hours.

The separation distance map does not include the urban extension to the west of Bearwood, which will be the nearest residential properties to the site. Assessments should assume construction of these units has been completed, based on the approved plans, and consider them to be sensitive receptors. A suitable location should be taken from this site in any survey. Noise from planes likely has an existing impact on the amenity of nearby residents and should be included in the assessments, with any cumulative disturbance or awakenings assessed.

The impacts from noise and disturbance generated during construction and operation stages should also consider other sensitive receptors such as the wildlife in or around the site.

Ecology and Nature Conservation

Officers accept your conclusions – ecology and nature conservation impacts should be scoped into the Environmental Statement. A wide variety of species should be considered, with respect to the England Biodiversity List of 'habitats and species of principal importance'.

In addition to the areas identified in your scoping report, you are advised to consider the potential impact on the following

European/internationally designated nature conservation sites:

- Dorset Heathlands SPA
- Dorset Heathlands Ramsar
- Dorset Heaths
- Dorset Heaths (Purbeck & Wareham) & Studland D SAC
- Poole Harbour SPA
- Poole Harbour Ramsar

Sites of Special Scientific Interest:

- Canford Heath SSSI
- Bourne Valley SSSI
- Corfe & Barrow Hills SSSI
- Turbary & Kinson Commons SSSI
- Luscombe Valley SSSI
- Slop Bog & Uddens Heath SSSI
- Hurn Common SSSI
- Parley Common SSSI

- Holt & West Moors Heaths SSSI
- Arne SSSI
- Moors River System SSSI

The development should achieve biodiversity net gain on site. The improvements in biodiversity should be calculated within the ES through an appropriate metric such as the Biodiversity Metric 3.0.

Another key local consideration is the local nightjar route, which you have identified in your scoping report. Access to nature should also be considered, in line with NPPF Paragraph 100 and mitigate any impacts on public rights of way.

Landscape and Visual Impact

Officers accept your conclusions – landscape and visual impacts should be scoped into the Environmental Statement. The submitted Landscape and Visual Impact Assessment should include the cumulative impact of any other development in the area, either under construction or that which has extant planning permission.

Locations that the LVIA should view the site and proposals from will be provided as part of pre-application discussions by an external consultant (LBLA) on behalf of (and in agreement with) the LPA.

Historic Environment

Officers accept your conclusions in relation to both the built environment and archaeology – impacts on these issues should be scoped into the Environmental Statement.

Your report identifies 72 listed buildings, 19 scheduled monuments and five conservation areas (this should include the Talbot Village CA to make six total) to be assessed within a 3km ZTV to form part of the LVIA. BCP conservation officers recommend extending this to 10km in relation to grade I and II* listed buildings to ensure the taller elements of the building would have no impact. This range may need to be widened if impacts are found at 10km. The assessment should also consider the impact on 'groups' of heritage assets as well as individual buildings and the cumulative impact of this. A recommended methodology from the BCP conservation team will be sent under separate cover.

Mitigation should be a direct response to impacts. Once an assessment on impacts has been conducted, any mitigation measures that are subsequently required would have to be robust and should not rely solely on landscaping or tree coverage as a mitigation measure. Site layout, building/plant design, materials and the colour palette would all be important ways to mitigate.

It is important that all heritage assets likely to be impacted, are identified in the first instance, their significance addressed and described and the impact that the proposal would have on each of them individually and as part of a group or wider view or setting.

The archaeology methodology within the report is acceptable in principle; however, is generic and should be tailored to the site. Officers appreciate the development is still at pre-application stage. Preliminary works should take place at pre-application stage and the results included in the ES, including site-specific information on how the works are undertaken and a heritage Desk-Based Assessment.

Historic England mapping shows land around the site, especially to the south/west, sprinkled with Scheduled Neolithic/Bronze-Age bowl barrows and burial-fields. These monuments confirm landscape-wide prehistoric occupation, characteristic of Dorset and neighbouring counties. Wider mapping reveals further heritage assets, including Roman roads, Roman fort remains and medieval sites, particularly between Wimborne and Poole; clearly this is a long-established, actively developed, diverse landscape.

Hydrology and Water Environment

Officers accept your conclusions – impacts on hydrology and the water environment should be

scoped into the Environmental Statement. The potential effects identified are agreed. The development should employ SuDS and note the Flood Water Management Act (2010) within the submission.

The assessment on surface water runoff should include any alterations to site access required, including the shared roads off Magna Road.

Geology, Hydrogeology and Ground Conditions

Officers accept your conclusions – geology, groundwater and contaminated land impacts should be scoped into the Environmental Statement. The necessary issues are included within the scope.

The report advises that a preliminary risk assessment will be prepared to inform a ground investigation strategy, the results of which be used to identify any pollutant linkages and any remedial work required.

Parts of the development would cross agricultural land. Natural England have advised that an Agricultural Land Classification may be required, if not already available, and an assessment on how agricultural land would be disturbed or lost.

Human Health

Officers accept your conclusions in relation to human health – this should be scoped into the Environmental Statement. The methodology is accepted, including standard assessment of air quality impacts.

While they might fall outside the remit of planning, you are encouraged to progress the relevant environmental permits with the EA in tandem with a planning application and keep the LPA up to date.

Carbon and Greenhouse Gases (GHG)

Officers accept your conclusions in relation to carbon emissions and GHG – this should be scoped into the Environmental Statement. The methodology is accepted in principle, but should factor in vehicle movements and should provide the various potential outcomes in relation to other EfW plants within the plan area and the plant running at expected and maximum capacity. The ES should also consider the impact on the natural environment's ability to store and sequester greenhouse gases.

While the application would not be required to provide a whole life-cycle carbon emissions assessment, officers welcome the approach to reduce embodied carbon and encourage the decommissioning of the plant to be considered.

Waste and Material resources.

Officers accept your conclusions – these matters are not required within the Environmental Statement. The proposal relates to waste management itself and will move waste up the hierarchy. The Environment Agency have advised that their interests in this regard will be covered through the Environment Permit.

Accidents and distasters

Officers accept your conclusions – the development would not trigger any of the relevant criteria. The approach to employing staff to coordinate and ensure the facility is run safely is welcomed.

Summary

The following environmental effects should be scoped into the Environmental Statement and form part of the planning application for the proposed development:

Environmental Effect	Include in ES	
	App	LPA
Transport	Y	Y
Air Quality	Y	Y
Noise and Vibration	Y	Y
Ecology and Nature Conservation	Y	Y
Landscape and Visual Impact	Y	Y
Historic Environment	Y	Y
Hydrology	Y	Y
Geology, Hydrogeology and Ground Conditions	Y	Y
Population and Health	Y	Y
Carbon and Greenhouse Gases	Y	Y
Waste	N	N
Major Accidents and Disasters	N	N

BCP Environmental Health officers note that while the report advises that the proposed facility would occupy the land that the low carbon gasification and pyrolysis energy from waste facility currently occupies, this site has a current Environmental Permit issued by the legacy Borough of Poole council - this permit has not yet been surrendered by the operator.

This letter should be taken as the Local Planning Authority's (LPAs) screening opinion with regard to Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The LPA shall not be precluded from requiring additional information in connection with any Environmental Statement that may be submitted in connection with an application for planning permission for the same development as was referred to above.

Should you wish to contact me to discuss this letter, please feel free to do so on the details provided below.

Yours faithfully

Gareth Ball
Senior Planning Officer
+44 1202 794343
Gareth.Ball@bcpcouncil.gov.uk