



**Proposed Energy from
Waste Combined Heat
and Power Facility at
Canford Resource Park**

**Technical Appendix
12.1: Landscape and
Visual Impact
Assessment**

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On behalf of:
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Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by MVV Environment Limited ('the applicant') to undertake a Landscape and Visual Impact Assessment (LVIA) of proposals to develop an Energy from Waste (EfW) Combined Heat and Power (CHP) Facility at Canford Resource Park. The site falls within Bournemouth, Christchurch and Poole (BCP) Local Planning Authority (LPA) area and is briefly described in **Section 2** of this report. Full site details are given in the Design and Access Statement (DAS) accompanying the planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVIA is part of a suite of documents accompanying a full planning application for the proposed development summarised in **Section 6**. This report forms one of a number of documents comprising the full LVIA, as follows:
1. **Technical Appendix 12.1:** The Baseline appraisal (this report), which sets out the landscape and visual baseline of the site and study areas and provides a summary of the Proposed Development and mitigation measures;
 2. **Technical Appendix 12.2:** The Assessment Schedules, which provide a detailed assessment of the landscape and visual baseline set out herein;
 3. **ES Chapter 12:** The LVIA chapter of the Environmental Statement (ES), which summarises Technical Appendices 12.1 and 12.2; and
 4. **Supporting Figures:** Figures 12.1 to 12.13 provide figures in support of the baseline, assessment and ES chapter.
- 1.4 The Site is centred at National Grid Reference SZ 03436 96720 and comprises four main components:
- The 'EfW CHP Facility Site' – this refers to the main area where the EfW CHP Facility will be located. This forms the main component of the proposals, however the below element also contains a small structure; and

¹ LI Practice Number 1010

- Distribution Network Connection (DNC) – this is the electrical connection to the National Electricity Transmission Network from the EfW CHP Facility via the Distribution Network Operator’s system.

1.5 The two remaining include:

- ‘CHP Connection’ – this is the potential combined heat and power underground connection route; and
- ‘Temporary Construction Compound 1’ and ‘Temporary Construction Compound 2’ – there are two Temporary Construction Compound (TCC) areas – TCC1 located in the arena field to the north of the EfW CHP Facility site, and TCC2 located in a grassland field (known as the greenhouse) to the south of the EfW CHP Facility site. One of these areas will be required to contain the construction compound for the duration of construction of the EfW CHP Facility. The EFW CHP Facility site measures approximately 2.4 hectares (ha) and is located in the south-western part of an existing integrated waste management park, within the Bournemouth, Christchurch and Poole Council ("BCP Council") authority area. The EFW CHP Facility Site comprises predominantly bare ground/hardstanding with natural habitats limited to borders of tall ruderal/ephemeral, and scattered scrub and a strip of semi-natural broadleaved woodland. The TCCs comprise grassland, ephemeral vegetation and some scattered scrub. The CHP and DNC corridors include existing hardstanding roads, some grassland and small sections of woodland.

PURPOSE AND STRUCTURE OF THIS LVIA

1.6 The purpose of this LVIA is to identify the baseline conditions of the EfW CHP Facility Site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides (within **Technical Appendix 12.2**) an assessment of the landscape and visual effects predicted to arise from development on the EfW CHP Facility Site with reference to the baseline analysis.

1.7 In undertaking the assessment described in this LVIA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the Site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the Site (**Section 5**); and
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

- 1.8 This Landscape and Visual Baseline has been undertaken in accordance with the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (Landscape Institute (LI)/Institute of Environmental Management and Assessment (IEMA), 2013)' (GLVIA3) as relevant to EIA schemes. The criteria referred to, but not defined within the guidelines, have been defined by EDP as set out in **Appendix EDP 2**, with terms clearly defined within the Glossary at **Appendix EDP 3**.
- 1.9 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).
- 1.10 **Consultation:** Consultation with the Local Planning Authority (LPA) was undertaken through pre-application consultation, which principally involved the inclusion of a selection of representative viewpoints, or photoviewpoints (PVPs), of the Site and proposals, as set out in **Section 4**, with regard to the visual baseline.
- 1.11 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local circumstances, including a photographic survey of the character and fabric of the EfW CHP Facility Site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in clear weather conditions during August 2021 and December 2022.
- 1.12 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.

STUDY AREA

- 1.13 To establish the baseline and potential limit of significant effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' was adopted, the extent of which is illustrated on **Figure 12.1**. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the EfW CHP Facility Site, extent of landscape effects and the Site's environmental planning context; and
 - Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 3km from the Site boundary, although occasional reference may be made to features beyond this area where appropriate. Given the nature of the height of the proposals, it was considered suitable to retain the Visual Study Area at 10km. These are both illustrated on **Figure 12.1**.

Section 2

The Proposed Development Boundary

- 2.1 **Figure 12.1** illustrates the location of the Site's boundaries and the study area for the LVIA. The EfW CHP Facility Site is located approximately 900m north-west of Bearwood, a suburb of Poole, within the county of Dorset and is within the unitary authority of Bournemouth, Christchurch and Poole LPA.
- 2.2 The EfW CHP Facility Site's character and local context is illustrated on the aerial photograph contained as **Figure 12.2**, with the immediate surrounds and remaining elements within the Site shown at **Figure 12.3**.

EDP SITE ASSESSMENT

- 2.3 Site visits took place in August 2021 and December 2022 in clear weather conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g., from local roads and public rights of way (PRoW)).
- 2.4 The EfW CHP Facility Site is located on an area of land forming part of the existing waste management park which currently includes:
- A Mechanical Biological Treatment (MBT) facility;
 - A landfill gas engine generator compound;
 - A Materials Recovery Facility (MRF);
 - An inert waste recycling facility; and
 - An implemented, but not operational, low carbon gasification and pyrolysis energy from waste facility.
- 2.5 The topography of the EfW CHP Facility Site has been heavily influenced by its current use. The topography is largely flat, with the main slab lying at approximately 44m above Ordnance Datum (aOD). Access tracks running to the north and south of the slab, connecting the EfW CHP Facility Site to the wider Canford Resource Park to the east are elevated in nature, with short slopes down to the main slab (**Image EDP 2.1**). A short slope has also been created where topography rises towards the next plateau at 46m aOD outside of the red line (**Image EDP 2.2**). There are currently no hydrological features within or adjacent to the EfW CHP Facility Site.



Image EDP 2.1: Elevated track along the southern edge of the EfW CHP Facility Site.



Image EDP 2.2: Slope along EfW CHP Facility Site to the east.

- 2.6 The surrounding woodland and rising topography helps to enclose the EfW CHP Facility Site, both physically and visually, restricting the potential for any scenic qualities or views out.
- 2.7 Landscape fabric and habitats are limited to small sections on the peripheries of the EfW CHP Facility Site - the majority of the EfW CHP Facility Site comprises hardstanding/bare earth (**Image EDP 2.3**). The western extent and a small corridor to the south contains a portion of broadleaved semi-natural woodland which stretches outside of the red line to the south and west (**Image EDP 2.4**). Between the woodland and the hardstanding lies narrow

verges, which have been identified within the Phase 1 Habitat Survey as scrub and tall ruderal (**Image EDP 2.5**).



Image EDP 2.3: Area of hardstanding central to the EfW CHP Facility Site, adjacent to an existing structure.



Image EDP 2.4: Broadleaved woodland along the southern edge of the EfW CHP Facility Site.



Image EDP 2.5: Areas of scrub sat between the main level slab of the EfW CHP Facility Site and the access tracks/woodland edge.

- 2.8 Although the EfW CHP Facility Site sits within the Canford Heath OAL, access is restricted due to the industrial nature of the land use (**Image EDP 2.6**). Bridleway 118 runs within the landscape to the east of the facility but does not connect to the EfW CHP Facility Site.



Image EDP 2.6: Northern edge of the EfW CHP Facility Site with security fencing.

- 2.9 The enclosure created by the surrounding woodland combined with the close proximity of the Canford Resource Park heavily reduces the perceptual qualities of the EfW CHP Facility

Site. Movement and noise created by the adjacent Canford Resource Park are a detracting feature across the landscape, which are broadly contained by the surrounding features (**Image EDP 2.7**). There is no perception of the wider landscape.



Image EDP 2.7: Parking area to the western edge with a number of large vehicles.

- 2.10 The EfW CHP Facility Site does not form part of the setting to or have any relationship with the surrounding settlements.
- 2.11 There are no known cultural or historic connections known at the EfW CHP Facility Site.
- 2.12 TCC 1 lies to the north-east of the EfW CHP Facility Site and sits within an area currently used as Canford Arena. The landform is generally flat and has been identified as 'Poor Semi-improved Grassland' which has a strip of bare earth running through used as an access track.
- 2.13 TCC 2 lies immediately south of the EfW CHP Facility Site and has been identified as 'Semi-improved Neutral Grassland'. This is a triangular parcel of land surrounded by mature woodland and is connected to the EfW CHP Facility Site by an informal access track (**Image EDP 2.8**).



Image EDP 2.8: Track heading south from the EFW CHP Facility Site.

- 2.14 The DNC area lies adjacent to the ongoing development at Canford Paddock, which includes residential and industrial built form. The land slopes gently from the southern edge at the highest point, and sits alongside the large pylon route crossing the area (**Image EDP 2.9** 152657).



Image EDP 2.9: Rough grassland adjacent to DNC area.

- 2.15 The CHP Connection runs between the EfW CHP Facility Site and the DNC area, the western half of the route runs along an existing track through the woodland, whereas the eastern half runs through the existing woodland but has been identified to avoid impacts on trees where possible. The corridor is approximately 10m in width between the EfW CHP Facility Site and the DNC area.

Section 3

Findings of EDP Data Trawl and Policy Review

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Figure 12.3** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:
- Dorset Landscape Character Assessment (2009);
 - Poole Landscape Character Assessment (November 2017);
 - Poole Local Plan (Adopted November 2018); and
 - The Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 3.3 Landscape-related designations and policy considerations within 3km of the Site are shown on **Figure 12.3**. In summary:
- The Site does not lie within a locally or nationally designated landscape;
 - The Cranbourne Chase Area of Outstanding Natural Beauty (AONB) lies approximately 5km to the north-west of the Site at its nearest point; and
 - Other landscape-related designations: The Site lies on the southern edge of The South East Dorset Green Belt.

Heritage Matters

- 3.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVIA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Heritage assessment (Chapter 10).
- 3.5 Within the wider study area, the following heritage assets are components of the contemporary landscape:
- Canford Heath to the south and south-west of the EfW CHP Facility Site contains approximately eight small Scheduled Monuments which all appear to relate to bowl barrows. These are between 500m and 1.5km away from the EfW CHP Facility Site;

- The hamlet of Knighton to the north-east of the EfW CHP Facility Site contains two Grade II Listed Buildings approximately 1.5km from the EfW CHP Facility Site;
- Canford Magna Conservation Area lies approximately 1km north of the EfW CHP Facility Site at its nearest point and contains a number of Grade I and Grade II Listed Buildings, including Canford School;
- The hamlet of Hampreston also contains a smaller Conservation Area and 4 Listed Buildings, approximately 2.5km north-east of the EfW CHP Facility Site;
- Oakley Conservation Area lies approximately 2.3km north-west of the EfW CHP Facility Site and contains approximately 4 Listed Buildings; and
- Two further Conservations Areas lie approximately 2.5km west of the EfW CHP Facility Site (Tudor Road and Golf Links Road and Ridgeway and Broadstone Park).

Ecology Matters

3.6 A separate Ecology Assessment (Chapter 8) considers the ecological assets on the EfW CHP Facility Site and within the study area. The following matters are relevant to the scope of this LVIA:

- Canford Heath contains the following designations, all of which broadly follow the same boundary and abut the south-western edge of the EfW CHP Facility Site:
 - Dorset Heaths Special Area of Conservation (SAC);
 - Canford Heath Site of Special Scientific Interest (SSSI); and
 - Dorset Heathlands Special Protection Area (SPA).
- Dorset Heathlands RAMSAR lies approximately 1.6km south-west of the EfW CHP Facility Site within Canford Heath;
- The following designations are also found at Dunyeat's Hill, approximately 1.7km west of the EfW CHP Facility Site:
 - Dorset Heaths SAC;
 - Canford Heath SSSI; and
 - Dorset Heathlands SPA.
- The following designations lie at Broadstone, approximately 2.2km north-west of the EfW CHP Facility Site:
 - Dorset Heaths SAC;
 - Corfe and Barrow Hills SSSI; and

- Dorset Heathlands SPA.
- Millhams Mead Local Nature Reserve (LNR) lies approximately 2.4km east of the EfW CHP Facility Site;
- Broadstone Heath LNR lies approximately 2.4km south-west of the EfW CHP Facility Site;
- The Corfe and Barrow Hills LNR lies approximately 2.8km west of the EfW CHP Facility Site; and
- The Hatch Pond LNR lies approximately 2.8km south-west of the EfW CHP Facility Site.

Arboricultural Matters

3.7 A separate Arboricultural Assessment (prepared by EDP, report ref edp7095_r005) considers the arboricultural assets on the Site and within the study area. The following matters are relevant to the scope of this LVIA:

- The EfW CHP Facility Site is currently covered by a woodland Tree Preservation Order (TPO) (Reference: 9/2001) which appears to have been introduced in 2001 before any waste facilities were established in the area; and
- There are no further relevant arboricultural assets within or adjacent to the EfW CHP Facility Site.

Public Access and Rights of Way

3.8 A review of the definitive map reveals the following public rights of way (PRoW) and open access land within the Study Area:

- Bridleway 118 heads south-east from Brake Hills where it runs through woodland and crosses the access track to Canford Resource Park, approximately 30m east of the EfW CHP Facility Site. The route then continues in a south-easterly direction, traversing Canford Heath and connects to Francis Avenue adjacent to Knighton Heath Golf Club approximately 1.7km south-east of the EfW CHP Facility Site;
- The EfW CHP Facility Site and TCC2 lie within the designated area of Canford Heath Open Access Land (OAL), a large area of heathland that sits between Bearwood to the east, Canford Heath to the south, Broadstone to the west and Merley to the north. The remaining elements of the Proposed Development lie outside of the OAL boundary;
- Bridleway 129 forms a small route within the landscape to the south-east of the Proposed Development and sits adjacent to the southern edge of the DNC area. The route runs between Bridleway 118 and Wheelers Lane to the south-east;
- Bridleway 24 forms a continuation of Wheelers Lane broadly parallel with Bridleway 129 above. As it enters Canford Heath OAL, it heads towards Bridleway 118 and then continues in a south-westerly direction across the heath where it terminates approximately 1.5km south of the EfW CHP Facility Site;

- The above Bridleway terminates as it meets Bridleway 23, a route that stretches approximately 3.4km along the top of the heath, connecting the A349 at Broadstone to the A349 at West Howe. This PRoW is approximately 1.4km south of the EfW CHP Facility Site at its nearest point;
- The Stour Valley Way runs broadly along the route of the River Stour, approximately 1.5km to the north-east at its nearest point. This long distance route stretches over 100km along the route of the river through Dorset;
- Footpath E42/2 traverses the landscape connecting the hamlets of Hampreston and Longham adjacent to the River Stour. The route lies approximately 2.9km north-east of the EfW CHP Facility Site at its nearest point; and
- The Ferndown, Stour and Forest Trail is a small circular route that stretches broadly 16km between the town of Ferndown and the River Stour. This route is approximately 3.5km north-east of the EfW CHP Facility Site.

Adopted Local Plan (Published)

3.9 The adopted Poole Local Plan (November 2018) includes overarching general development policies, to which the development proposals will be tested. Policies that are specific to the Site in landscape and visual terms are:

- Policy PP24: Green infrastructure – New development is expected to protect and strengthen the green infrastructure network through enhancing and connecting elements such as cycling, walking, biodiversity and wildlife habitats;
- Policy PP27: Design – New development should reflect or enhance local patterns in terms of layout, siting, height, scale, massing, materials, landscape and visual impact. Development should also respond to the natural features of the Site ensuring the loss of trees that make a significant contribution to the local character is avoided; and
- Policy PP31: Poole's coast and countryside – Proposals should have regard to the landscape setting of the town of Poole, integrating specifically with the open heathland character of Canford Heath.

The Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019) (Adopted December 2019)

3.10 This document provides the policy framework for determining planning applications for waste management facilities up to 2023. Policies specific to the Site in landscape and visual terms are:

- Policy 14: Landscape and design quality - Waste management facilities should be compatible with their setting and conserve and/or enhance the character and quality of the landscape. This should be achieved through appropriate use of scale, form, mass, layout, detailing, materials and building orientation and the inclusion of acceptable mitigation of adverse impacts on the landscape.

Section 4

Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the EfW CHP Facility Site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape of the Site and surrounding area. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the EfW CHP Facility Site itself which is included in this section.

NATIONAL CHARACTER ASSESSMENT

- 4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England². The Site and its surroundings fall within NCA 135: Dorset Heaths, which extends from the eastern edge of Dorchester across Dorset to the New Forest National Park at the eastern extent. The southern edge includes a long section of coast either side of the town of Bournemouth.
- 4.3 For the scale of the development proposed on the Site, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. As such, of much greater use are the more localised assessments described in the following paragraphs.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS (RELEVANT EXTRACTS PROVIDED IN APPENDIX EDP 3)

Dorset Landscape Character Assessment (2009)

- 4.4 The Site lies within the ‘Heath/Farmland Mosaic’ landscape character type (LCT), which is found largely on the fringes of the wider ‘Poole Basin’ and comprises an extensive area of former heathland on acidic and impoverished soils (see **Figure 12.5**). The LCT has the following ‘key characteristics’ identified for the area, those considered relevant to the EfW CHP Facility Site and its context are underlined:
- *“Mosaic of mixed farmland, heathland and scrub which creates a patchwork landscape;*
 - *Generally flat landform, which drains to the adjacent river basins;*

² <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

- Heavily influenced and fragmented by urban and urban fringe land uses such as industrial, commercial & leisure uses as well as transport corridors, quarrying, power lines and 'horsiculture';
- Some large areas of open heath and small fragmented pockets;
- Straight roads and lanes often lined with thick hedges;
- Mixed agriculture with some areas of estate farmland;
- Woodland and plantations create key features, which helps to integrate development;
- Winfrith Technology Centre creates an adverse impact."

4.5 Also included within the LCT description are a number of 'Key land management guidance notes', the following of which are considered relevant to the EfW CHP Facility Site and proposals:

- "Consider opportunities to reduce heathland fragmentation by carrying out appropriate heathland restoration/creation for example by the phased removal of wood/scrub/forestry which is of minimal visual benefit in screening unsightly uses and/or that which has little biodiversity value.
- Promote heathland grazing management.
- Manage and enhance existing conifer & broadleaved tree belts, which help to screen and integrate urban uses.
- Promote/encourage/enforce enhancement to the setting of selected mineral excavations and operating plants and in particular their access points onto highways."

4.6 Further non-host LCTs can be identified within the 3km study area:

- The Lowland Heathland – Abutting the Site's western boundary;
- The River Terrace – To the north-east along the A341 Magna Road; and
- The Valley Pasture – To the north-east around the River Stour.

Poole Landscape Character Assessment (PLCA) (2017)

4.7 Produced in November 2017, the PLCA focusses on the 'Fringe' areas of the town, building on the findings of the previous version of the Dorset Landscape Character Assessment published in 2007. The Site is identified as lying within the 'North Poole Heath/Farm Fringe', Landscape Character Area, which covers the same land extent as the above Heath/Farmland Mosaic. The following 'Key Characteristics' are identified (elements considered relevant are underlined):

- "A transitional area between the acidic heathland to the south and the alluvial river valley pastures of the Stour Valley to the north.

- *An undulating and varied landscape of marginal farmland areas with inter-connected copses and typical urban fringe land uses such as 'horseculture' dominating. Acidic plants (gorse and bracken) and birch regeneration in field corners provides evidence of the sandy soil substrate and marginal management.*
- *Open fields framed by trees/wooded areas and hedgerows provide a distinctive rural feel in places.*
- *Views over the Stour Valley to the north from elevated areas.*
- *A distinctive set of south-north small stream valleys drains the area into the Stour Valley.*
- *Hard urban edges to the settlement and pylons detract from character around the fringes of the area.*
- *Large parts of the area are dominated by large scale recreation/commercial development which detracts from rural characteristics.*
- *Aarrowsmith Road is a key feature of the area with a distinctive settlement pattern of large houses set in mature and large gardens.*
- *Delph Woods is also a key feature in the western part of the area severed by Gravel Hill.*
- *There is a gradual transition into more 'typical' farmland landscape to the north east of the area towards the Stour Valley pastures."*

LANDSCAPE DESIGNATIONS

Setting to Cranbourne Chase AONB

- 4.8 Although situated approximately 5km to the north-west at the nearest point, the Cranbourne Chase AONB Management Plan (2019-2024) describes the importance of the setting of the AONB, which is defined as *"the surroundings in which the influence of the area is experienced."* The Management Plan goes on to state that:

"The construction of high or expansive structures, or a change generating movement, noise, odour, vibration or dust over a wide area, will affect the setting. As our appreciation of the relationships between neighbouring landscapes grows, so our understanding of what constitutes the setting continues to evolve.

Views are one element of setting, being associated with the visual experience and aesthetic appreciation. Views are particularly important to the AONB. This is because of the juxtaposition of high and low ground and the fact that recreational users value them. Without husbandry and management, views within, across, from and to the AONB may be lost or degraded."

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the 'Heath/Farmland Mosaic' LCT and 'North Poole Heath/Farm Fringe' LCA

- 4.9 Given the two areas represent the same landform, they have been combined at this stage. The susceptibility of the landscape and townscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. On the basis of the above consideration of susceptibility factors for the Heath/Farmland Mosaic and North Poole Heath/Farm Fringe within the study area, whilst there are some higher quality landscape elements of heathland and woodland belts, the landscape context is influenced and fragmented by urban and urban fringe land uses such as industrial, commercial & leisure uses as well as transport corridors, quarrying, power lines and 'horsiculture'. The overall sensitivity is therefore judged to be medium.

Overall Sensitivity of the elements contained within the Site

EfW CHP Facility Site

- 4.10 In summary, the landscape resource of the EfW CHP Facility Site has been heavily influenced by the current land use and setting within the Canford Resource Park. Landscape fabric is restricted to the EfW CHP Facility Site peripheries, which includes small sections of broadleaved semi-natural woodland and scrub. The majority of the area comprises bare earth/hardstanding and perceptual qualities are influenced by the noise and movement of vehicles associated with the Canford Resource Park. Although lying within the Canford Heath OAL, access is restricted by security fencing, there is also no visual or physical relationship with the wider landscape. As a result of the combination of the above factors, the overall sensitivity of the EfW CHP Facility Site is therefore considered to be low.

Temporary Construction Compound 1

- 4.11 Lying within the current context of Canford Arena, the area comprises poor quality grassland that is intensely used during summer months for events. The parcel does not contain any vegetation and has a gravel track running along the western edge. Movement along the adjacent A341 and the access track to Canford Resource Park creates an audible detractor across the parcel, which restricts any scenic qualities. The sensitivity of this area is therefore considered to be low.

Temporary Construction Compound 2

- 4.12 This area lies within the Canford Heath OAL and comprises semi-improved neutral grassland. It appears detached from the wider Canford Resource Park by the surrounding woodland which also gives an enclosed feel. The access track between the parcel and Canford Resource Park to the north terminates at the north-eastern corner of the parcel but otherwise this area has limited human influences. The noise associated with Canford Resource Park can be identified to the north, resulting in an overall medium sensitivity.

DNC Area

- 4.13 This parcel lies on the fringe of Canford Paddock, an area with a number of ongoing construction projects which include both residential and industrial built form. This parcel is currently semi-improved neutral grassland and sits adjacent to a large pylon tower and is used as a dog walking route. The surrounding woodland provides a sense of enclosure to the west, where the intervisibility with the wider Canford Heath is limited. The open nature of the DNC area's boundary with the works at Canford Paddock gives a sense of its location on the edge of the settlement. The overall sensitivity is therefore considered to be medium.

CHP Connection

- 4.14 An approximately 10m wide route running between the EfW CHP Facility Site and the DNC area, the western half runs along an existing track through the surrounding woodland and crosses grassland and a tree belt to the east. The route has been selected to ensure minimal impact occurs on the surrounding arboriculture, however running through areas of grassland gives it an overall medium sensitivity.
- 4.15 The landscape character receptors to be assessed within this LVIA have been summarised here for convenience:

Table EDP 4.1: Landscape Character Receptor Summary

Receptor	Overall Sensitivity
The EfW CHP Facility Site	Low
DNC Area	Medium
CHP Connection	Medium
TCC1	Low
TCC 2	Medium
Heath/Farmland Mosaic LCT	Medium
North Poole Heath/Farm Fringe LCA	Medium

Section 5

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the EfW CHP Facility Site, but has to do with the number, distribution and character of views towards, from or within the EfW CHP Facility Site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘Zone of Theoretical Visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 In order to further refine the initial 10km visual study area, a number of more refined ZTVs were undertaken to help understand the current extent to which the Site is visible and predict the areas likely to be most impacted by the proposals.
- 5.5 This was undertaken using LiDAR data that captures a Digital Surface Model (DSM), which is an airborne mapping technique which accurately measures the height of the terrain and surface objects on the ground. This can provide a greater level of detail as it takes account of the screening effects of intervening buildings, structures and vegetation. The following outputs have been produced:
- **Figure 12.8:** ZTV of the existing chimney on Site. This chimney lies approximately 35m above existing ground level;
 - **Figure 12.9:** ZTV of the proposed building, modelled at 50m above existing ground level; and
 - **Figure 12.10:** ZTV of the proposed chimney, modelled at 113m above existing ground level. This has been split broadly into 10m sections of the chimney, indicating a gradation of visibility where some areas are expected to be able to see the top of the building and the whole of the chimney, whereas others are only likely to see the very top parts of the chimney.

- 5.6 The key element of the above is **Figure 12.10** which shows the model of the proposed chimney. Given the narrow proposed width of the chimney (3m) and the ZTV of the existing chimney, it was considered that areas where only the proposed chimney is likely to be visible, outside of the 2km range ring, are likely to experience a 'very low' magnitude at worst. Even for the highest sensitivity receptors, this does not result in a significant effect (refer to **Table EDP A2.6**). As a result these receptors are scoped out of the assessment.
- 5.7 The ZTV is further tested by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a qualified landscape architect in August 2021 and December 2022 in clear weather conditions and can therefore confidently predict the extent of wintertime views of the proposed development.
- 5.8 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 5.9 **Figure 12.12** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows.
- 5.10 To the North: The landscape immediately north of the EfW CHP Facility Site is dominated by deciduous woodland at New Covert, which provides good screening to users of Bridleway 118 and residential receptors on the south-eastern edge of Merley. Users of the A431 heading south-east from Merley also have views heavily filtered and screened by intervening woodland both adjacent to the EfW CHP Facility Site and at Canford Park Sports Pitches and Arena.
- 5.11 Further north, topography begins to slope towards the River Stour where Canford School and the Stour Valley Way are located, intervening topography and vegetation helps to screen experiences towards the EfW CHP Facility Site, however the existing chimney located within the EfW CHP Facility Site can be identified from sections of the Stour Valley Way. Topography begins to rise again at Colehill and Wimborne Minster approximately 4km north of the EfW CHP Facility Site, however intervening landform at Whites Pit screens potential views;
- 5.12 To the East: Bridleway 118 crosses through Canford Resource Park approximately 300m west of the EfW CHP Facility Site, however views are well screened by the intervening woodland planting and existing built form within the Canford Resource Park. The A341 lies approximately 950m north-east of the EfW CHP Facility Site, and users of this route and the footpath along its western side can glimpse the existing built form and chimney at the EfW CHP Facility Site, with this visible above the existing intervening dense woodland.
- 5.13 The landscape further east of this location is gently undulating towards the River Stour, where users of the Stour Valley Way and Ferndown, Stour and Forest Trail are also able to identify the existing chimney at the EfW CHP Facility Site. New residential built form is currently under construction at Canford Paddock approximately 500m east of the EfW CHP Facility, where it is expected the building and chimney will be identifiable through and above

existing intervening vegetation. Further east, residential receptors at Bearwood are screened by intervening built form and woodland.

- 5.14 To the South: The landscape immediately south of the EfW CHP Facility Site comprises Canford Heath, which rises steadily in topography from the south-western edge of the EfW CHP Facility Site to a localised ridgeline approximately 1.4km to the south. The heathland itself is designated as OAL, however intervisibility is restricted by the intervening dense woodland and gently sloping topography. Further south, the topography drops sharply from the ridgeline within the heath towards the settlement of Canford Heath where views are screened by intervening topography.
- 5.15 To the West: White's Pit lies adjacent to the EfW CHP Facility Site, which forms a localised high point within the landscape due to its former use as a landfill site. This lies within the OAL, which allows users on top of this land form open views into the EfW CHP Facility Site. Beyond this, views towards the EfW CHP Facility Site are largely screened by intervening topography, with glimpses anticipated towards the proposed chimney available at local high points and open areas.

STEP TWO: DEFINING RECEPTOR GROUPS

- 5.16 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups. These have been defined by the ZTV work where an initial 10km visual study area has been further refined. The following groups of receptors have therefore been identified to ensure the LVIA considers a proportionate approach, focussing on receptor groups likely to experience significant effects.

Rights of Way Users

- 5.17 PRoWs are typically given a high sensitivity due to their use as recreational routes. The following PRoW routes have been considered as part of this assessment, these have been chosen to best represent the experience of users in long and short distance views to the north, south, east and west:
- Bridleway 118 – Views from this 1.7km route are largely screened by the intervening woodland to the north of the EfW CHP Facility Site and the vegetation and topography to the south. As the Bridleway passes the EfW CHP Facility Site, glimpses are afforded towards the area where the chimney and roofs of the existing built form can be identified through the vegetation (**Photoviewpoint EDP 1**);
 - Canford Heath OAL – Although a designated route, Bridleway 118 above runs through the OAL and has very occasional glimpses towards the buildings at the EfW CHP Facility Site (**Photoviewpoint EDP 1**). Elsewhere within the OAL, views towards the EfW CHP Facility Site are screened by intervening vegetation and topography, with intervisibility only afforded with the top of the existing chimney within the compound (**Photoviewpoint EDP 10**). This element forms a small component in the available elevated views, White's Pit to the north-west of the EfW CHP Facility Site is a common feature visible across the landscape;

- Bridleway 129 – Views are largely screened from this short route between Bridleway 118 and Wheelers Lane, with occasional glimpses afforded through the trees towards the existing chimney at the EfW CHP Facility Site;
- Bridleway 24 – Views towards the EfW CHP Facility Site from the eastern extent of this receptor are screened as the route runs within a well vegetated corridor. As the route continues south-westerly onto the heath and rises in elevation, glimpses are afforded over the existing vegetation towards the chimney within the EfW CHP Facility Site;
- Bridleway 23 – Running across the most elevated section of the heath, users of this route are able to identify the top of the chimney on the EfW CHP Facility Site to the north (**Photoviewpoint EDP 10**), however this is a small component in panoramic views which contain White's Pit to the north, and the urban area of Poole to the south;
- The Stour Valley Way – Views from this long distance route towards the EfW CHP Facility Site are generally well screened by intervening vegetation and topography (**Photoviewpoint EDP 3**). Although currently no view towards the EfW CHP Facility Site at the receptors nearest location, it is anticipated that taller elements of the proposals may be identifiable in views from this location above existing vegetation and built form (**Photoviewpoint EDP 5**);
- Footpath E42/2 – Running along the River Stour between Hampreston and Longham, this route has open views towards the landscape to the west. The elevated landform at Canford Heath and White's Pit forms the horizon in the distance which is seen with large pylons running across the landscape in the foreground (**Photoviewpoint EDP 7**). Although none of the features currently sited on the EfW CHP Facility Site can be identified within the view, it is anticipated that taller elements of the proposals may be identifiable on the horizon from this location; and
- The Ferndown, Stour and Forest Trail – Located approximately 3.5km to the north-east of the EfW CHP Facility Site at its nearest point, users of this circular have limited intervisibility with the EfW CHP Facility Site. Some open sections of the route to the north of Hampreston have open views across the landscape to the south-west, where Canford Heath forms the horizon and the existing chimney at the EfW CHP Facility Site can be identified in the distance (**Photoviewpoint EDP 6**). This forms a small element of the overall view which is characterised by large pylons running across the landscape.

Road Users

- 5.18 Given the largely urban context of the road network surrounding the EfW CHP Facility Site and therefore low sensitivity (See Appendix EDP 12.1 Table A2.2), only those receptors within close proximity have been assessed as **Figures 12.8 to 12.11** indicate the limited intervisibility.

A341 – Magna Road

- 5.19 Providing a connection between Oakley to the north-west and Bear Cross to the east, Magna Road forms a busy route through the landscape which accommodates pedestrian and cycle routes. Generally, the EfW CHP Facility Site is well screened from users of the route by

intervening vegetation, however gaps allow the occasional view through where the existing buildings and chimney at Canford Resource Park can be identified above the canopy level (**Photoviewpoint EDP 2**) as the road passes the EfW CHP Facility Site at its nearest point (approximately 950m).

Provence Drive

- 5.20 Providing the main spur road from Magna Road into Canford Paddock, views towards the EfW CHP Facility Site are screened by intervening vegetation, where views towards the proposed chimney and building are expected to be glimpsed through and above existing vegetation.

Knighton Lane

- 5.21 Knighton Lane heads north from Magna Road at the junction to Provence Drive, and provides access to be the hamlet of Knighton and Canford Park Suitable Alternative Natural Greenspace (SANG) Car Park. Views towards the EfW CHP Facility Site from this receptor are screened by intervening vegetation. It is anticipated that users of this lane will have glimpses towards the proposed chimney through and above intervening vegetation.

Residential Dwellings/Groups

- 5.22 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below (refer to **Figure 12.13** for locations):

- A - Canford Paddock – A large group of recently constructed properties approximately 580m to the east of the EfW CHP Facility Site at their nearest point. It is possible that the upper storeys of these properties will have glimpses towards the EfW CHP Facility Site, where the existing chimney is identifiable above the tree canopy;
- B - Bearwood and Bear Cross – Views towards the EfW CHP Facility Site from these two settlement areas are well screened by the intervening vegetation and topography. It is anticipated that the top of the chimney may be identifiable in limited areas within these receptor groups;
- C – Knighton – A small cluster of residential properties and a farmstead, views between this area and the EfW CHP Facility Site are generally well screened by intervening vegetation and built form. Similar to **Photoviewpoint EDP 5**, receptors within this group may be able to identify taller elements of the proposed scheme;
- D - Hampreston – Located approximately 2.6km to the north-east of the EfW CHP Facility Site, this linear hamlet running along Stapehill Road does not currently have any intervisibility with the EfW CHP Facility Site due to intervening vegetation and topography. Similar **Photoviewpoint EDP 7**, taller elements of the proposals may be identifiable in the distance from this receptor;

- E - Oakley and Merley – Views towards the EfW CHP Facility Site from these two settlements are screened by intervening topography; and
- F – Broadstone, Corfe Mullen and Canford Heath – Views towards the EfW CHP Facility Site from these two settlements are screened by intervening topography.

Other Receptors

- 5.23 Canford Park SANG: A recently opened large public open space at the former Canford Magna Golf Club provides walking routes for nearby residents. Set within a well wooded landscape, views towards the EfW CHP Facility Site are restricted to areas at the SANGS south-western extent, where the existing chimney and tops of the existing buildings can be glimpsed in the distance (**Photoviewpoint EDP 5**).
- 5.24 Knighton Heath Golf Club: Located approximately 925m to the south-east of the EfW CHP Facility Site, users of the golf club are generally well screened from the EfW CHP Facility Site. It is anticipated that open, elevated sections of the course will have limited intervisibility with the proposed building and chimney through intervening vegetation.
- 5.25 Didsbury Golf Club: Views towards the EfW CHP Facility Site are generally well screened by intervening vegetation, built form and topography (**Photoviewpoint EDP 8**). It is anticipated that users of the course may be able to identify the top of the proposed chimney, but this will form a minor component in the view approximately 3.15km to the west.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 5.26 Within the ZPV, there are clearly many individual points at which views towards the EfW CHP Facility Site will be available. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:
- A range of viewpoints from all points of the compass, north, east, south and west;
 - A range of viewpoints from distances at close quarters at the EfW CHP Facility Site boundary and up to distant viewpoints at 9km from the EfW CHP Facility Site; and
 - Viewpoints from all the above receptor groups.
- 5.27 The representation of views is supported by 14 photoviewpoints (PVPs), the number and location of which has been agreed with the LPA via the scoping opinion with the selected landscape consultant at BCP³. Their location is illustrated on **Figure 12.13**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

³ Ref: PREA/22/00049

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction to Site	Receptor Group and Sensitivity
1	View north-west from Bridleway 118	403974, 96676	50m; NW	PRoW – High Sensitivity
2	View south-west from footway along southern edge of the A341 - Magna Road	404360, 97305	115m; SW	Road – Low Sensitivity
3	View south from Footpath 29/Stour Valley Way as it crosses the sports pitches at Canford School	403466, 98172	920m; NE	PRoW – High Sensitivity
4	Long distance elevated view from Footpath 38 at Colehill	402926, 100746	3.5km; S	PRoW – High Sensitivity
5	View westwards from the Stour Valley Way at the Canford SANG Car Park	404631, 97764	610m; E	Long Distance Route – Very High Sensitivity
6	View south-west from Footpath 3/Ferndown, Stour and Forest Trail Long Distance Route	406123, 99135	2.6km; W	Long Distance Route – Very High Sensitivity
7	View south-west from Footpath 2 adjacent to the River Stour	405962, 98335	2km; SW	PRoW – High Sensitivity
8	Elevated long distance view from Footpath 10 at Dudsbury	407504, 97984	3.3km; S	PRoW – High Sensitivity
9	Long distance view westwards from the B3073 adjacent to Bournemouth Airport	409955, 97616	5.7km; SE	Road – Low Sensitivity
10	Elevated view from Bridleway 23 within Open Access Land at Canford Heath	402966, 95318	1.3km; E	PRoW/OAL – High Sensitivity
11	Long distance view eastwards from Bridleway 16 at Beacon Hill Landfill	398462, 95312	5.1km; W	PRoW/OAL – High Sensitivity
12	Long distance elevated view from Footpath 5 at Corfe Hills	399964, 96938	3.4km; SE	PRoW – High Sensitivity
13	Long distance view from Footpath 7/Stour Valley Way as it crosses the River Stour	399548, 100024	5km; SW	Long Distance Route – Very High Sensitivity
14	Long distance elevated view from Bridleway 25/King Down Drove Long Distance Route at King Down	398396, 103524	8.4km; SW	PRoW/OAL – Very High Sensitivity (AONB)

Section 6

The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development with an assessment of effects detailed within **Technical Appendix 12.2**.

THE PROPOSED DEVELOPMENT

- 6.2 The proposed development is illustrated in **Appendix EDP 1**. The DAS supporting this application provides full details of the development proposals. To summarise, the key elements comprise:

- Energy from Waste Combined Heat and Power Facility;
- Combined Heat and Power Connection;
- Distribution Network Connection (DNC) Area; and
- Temporary Construction Compounds (TCC).

OVERALL LANDSCAPE STRATEGY

- 6.3 The EfW CHP Facility Site has been designed to ensure the best use of space is achieved. When considering the scale of the proposals, mitigation has focussed on the details of the appearance and form of the built structures.

PROPOSED LANDSCAPE MITIGATION

- 6.4 The scale and massing of the proposed built form has been designed to help assimilate as best as possible the development into the receiving landscape. This includes the following:

- Development of an architecturally interesting built form, combining feature finishes with a varied roofscape and material palette;
- The built form also makes best use of the available space, ensuring the scale and massing of the structures reflects the technical requirements of the facility and the building takes the most compact form achievable. The chimney and silos are to include a vertical fade of colour from Merlin to Goosewing Grey to ensure the taller elements of the proposal are able to appear inconspicuous from the surrounding context when seen against the horizon;
- The DNC area has been sighted in a well enclosed area adjacent to existing woodland and pylon structures in keeping with the existing shape and form of the vertical elements; and

- A native hedgerow and landscape bund is also proposed around the DNC area to help assimilate the lower elements of the proposals into the receiving landscape. Planting has been selected to match the existing species specified within the adjacent Heathland Support Area (HSA).

Appendix EDP 1

EfW CHP Facility Site Layout

PROPOSED SITE PLAN
SCALE 1 : 500 @ A1

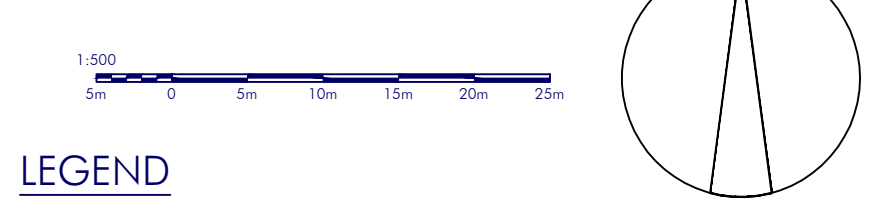
KEY

- PLANNING RED LINE BOUNDARY
- PROPOSED 2.4m HIGH PALADIN TYPE PERIMETER FENCE
- CANFORD HEATH NATURE RESERVE BOUNDARY
- EXISTING TREES
- PROPOSED TREES & SHRUBS

LEVELS

- EXISTING LEVELS - AOD
- PROPOSED LEVELS - AOD

SCALE



LEGEND

- ID01: Gatehouse / weighbridges
- ID02: Tipping hall
- ID03: Waste bunker building
 - (ID03a): Tipping bunker
 - (ID03b): Main waste bunker
 - (ID03c): Waste chute platform
 - (ID03d): Crane maintenance area
 - (ID03e): IBA Bunker
 - (ID03f): IBA loading enclosure
 - (ID03g): Back loading hatch
- ID04: Boiler house
- ID05: Air pollution control building
 - (ID05a): APC plant and reactor
 - (ID05b): Bag filter house
 - (ID05c): Induced draft (ID) fan
 - (ID05d): Compressed air station
 - (ID05e): Water treatment plant
 - (ID05f): Urea tank
- ID06: APCr silos
- ID07: Lime & activated carbon silos
- ID08: Chimney & CEMS platform
- ID09: Turbine hall
- ID10: Air cooled condenser (ACC)
- ID11: Water re-cooling system
- ID12: Future district heating equipment area
- ID13: Main transformer & switchgear
- ID14: Emergency diesel generator
- ID15: Diesel tanks
- ID16: Fire water tank & pump enclosure
 - (ID16a): Fire water tanks
 - (ID16b): Fire pump enclosure
- ID17: Switchgear building, administration building and control room
- ID18: Workshop & stores
- ID19: Lay-by area
- ID20: Parking areas
- ID21: HGV out of hours parking area
- ID22: Mobile crane slab
- ID23: Laydown / maintenance & future environmental requirements area



Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Assessment

- A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*⁴. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	<p>Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p>Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
High	<p>Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p>

⁴ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

EDP Assessment Terminology and Definitions	
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility together.

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; open Access Land.
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.

Visual Baseline – Overall Sensitivity	
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.

Landscape Receptors	Visual Receptor Criteria
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.

Magnitude of Change	
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/- characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/ None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.

Definition of Effects	
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.

A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

Appendix EDP 3

Findings of EDP Data Trawl



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Heath / farmland mosaic



Location

The Heath/Farmland landscape type is found largely on the fringes of the wider 'Poole Basin', an extensive area of former heathland on acidic and impoverished soils.

Key Characteristics

- mosaic of mixed farmland, heathland and scrub which creates a patchwork landscape.
- generally flat landform, which drains to the adjacent river basins.
- heavily influenced and fragmented by urban and urban fringe land uses such as industrial, commercial & leisure uses as well as transport corridors, quarrying, power lines and 'horsiculture'.
- some large areas of open heath and small fragmented pockets.
- straight roads and lanes often lined with thick hedges.
- mixed agriculture with some areas of estate farmland.
- woodland and plantations create key features, which helps to integrate development.
- Winfrith Technology Centre creates an adverse impact

The Heath/Farmland Mosaic type is a transitional area between the chalk landscapes, river valleys and other heathland landscape types. It is generally a flat mixed farmed area interspersed with a mosaic of heathland and scrub which all combine to create a patchwork landscape. The farmed landscape does include some intensive estate managed farmland where the medium sized fields have dense hedges and some important hedgerow trees and small copses. There are some reasonably expansive islands of open heathland such as at Winfrith Heath and Tadnoll Nature reserve as well as smaller fragmented pockets across the area. It is impacted on by transport corridors, mineral extraction, other urban developments, such as recreational /leisure/retail centres and urban fringe land uses which all fragment the area creating a disjointed perception particularly in the east of the county where the urban edges abut the landscape. Stand alone settlements vary from picturesque villages such as West Knighton to 'growth' villages such Crossways. There are a number of important elevated areas such as at Dudsbury Hill and Whitcombe Hill, which form key local landscape features. The plantations and tree belts across the area also form key features and do help to soften urban edges and uses in places. The scale and prominence of Winfrith Technology Centre near Wool creates a significant visual impact across a wide area.

Management Objectives

The overall management objective for the Heath/Farmland Landscape Type should be to reduce heathland fragmentation, control and enhance urban fringe uses and hard edges, manage and enhance al existing tree belts and promote informal recreation.

Key land management guidance notes

- consider opportunities to reduce heathland fragmentation by carrying out appropriate heathland restoration/creation for example by the phased removal of wood/scrub/forestry which is of minimal visual benefit in screening unsightly uses and/or that which has little biodiversity value.
- maximise opportunities for informal recreation in areas of woodland.
- promote heathland grazing management.
- manage and enhance existing conifer & broadleaved tree belts, which help to screen and integrate urban uses.
- soften hard and intrusive urban and urban fringe edges to reduce their landscape and visual impact e.g. through small scale broadleaved native planting and/or via natural regeneration.
- promote/encourage/enforce enhancement to the setting of selected mineral excavations and operating plants and in particular their access points onto highways.
- maintain and enhance area as a physical open space area between sensitive heathland habitats and urban/suburban areas.
- control and manage urban fringe uses such as ‘horsiculture’ to reduce their landscape and visual impacts e.g. through careful design & site planning, planning policy development and/or voluntary codes of practice.
- promote/encourage the production of a comprehensive Landscape Design/Management Restoration Masterplan for Winfrith Technology Centre.

Landscape Character Assessment Map

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Lowland heathland



Location

The undulating heathland landscapes of Dorset are found in the Poole Basin, a low-lying area enclosed by the chalk to the north, west and south.

Key Characteristics

- an undulating lowland landform with a distinctive open, exposed and uniform character
- associated with the poor, sandy and infertile soils of the Poole Basin
- a complex, diverse and often fragmented mosaic of heather carpets, grassland, birch/pine wood and scrub, which combine to create a blend of textures and colours
- heavily influenced by urban development and associated pressures
- wide, expansive and open views especially from elevated areas
- important European designated habitats and species
- a fragile landscape easily damaged by human activities e.g. fire and motorcycles

The acidic, light, sandy and impoverished soils on which this Lowland Heathland landscape type has evolved once supported extensive blankets of heath over much of the Basin. The transition from chalk to heathland landscapes follows the same consistent pattern across the Poole Basin. The lowland heathland landscape is a complex and diverse mosaic of open expansive dry and wet heath, acidic grassland, regenerating birch/pine wood and wooded scrubby heath which all combine to create a rich blend of textures and colours. Despite over 96% of Dorset's heathlands now being protected, a range of land uses affects condition, with the fragile and fragmented heaths under constant pressures, mainly due to their location adjacent to and within the southeast Dorset conurbation. Historically it was a remote unsettled terrain but modern development including significant conifer plantations, mineral extraction, planned farms, golf courses, roads and other urban fringe development has fragmented the remaining heathland patches. The roads are often straight, reflecting historic origins, and flanked by broad leaved woods. Much of the heaths are internationally important and designated wildlife habitats which contain many protected species such as Dartford Warbler and Sand Lizard. The wild and exposed appearance and feel of the open heathlands has been well documented in Thomas Hardy's writings. There are numerous landmarks and distinctive open areas of heath such as Hartland Moor, Studland, Middlebere, Povington, Winfrith, Canford and Holt Heaths. Agglestone Rock, a dramatic isolated gritstone boulder, is a key local landmark near Studland and the transition to reed beds and marshes around Poole harbour is also a distinctive and important feature of the area.

Management Objectives

The overall management objective for the Lowland Heath Landscape Type should be to conserve and enhance existing heathland habitats and restore important former heathland sites. Enhance the balance of other heathland mosaics through improved management of scrub. Protect important conifer plantations that mitigate intrusive developments and provide for strategic recreation.

Key land management guidance notes

- restore important heathland habitats where they link up with existing heathlands and protect acid grasslands from further scrub encroachment
- tourism initiatives should be compatible with conserving Lowland Heathland, through zoning and developing appropriate transport infrastructure
- continue to support and fund The Urban Heaths Partnership
- restore mires back to functional ecosystems
- maintain the balance and protect heathland mosaics from scrub encroachment, bracken and woodland succession, particularly where these buffer existing heathlands, through promoting grazing regimes. Encourage woodland thinning within and around the wooded heath habitats.
- protect stands of mature broadleaved & conifer woodland along roadsides and create glimpses of open heathlands through scrub clearance
- conserve and enhance the existing open heathlands with continued support for extensive grazing regimes with protection of landscape trees and small woodland blocks.
- where woodland/scrub does not have a screening and biodiversity role, encourage phased removal
- soften edges of existing woodland blocks to follow landform and protection of important views.
- manage the impact of rising sea levels through creation of flood marsh around heaths adjacent to Poole harbour
- identify and protect important woodlands that screen intrusive development e.g. through planning documents and/or Parish Action Plans, Village Design, Statements and other Settlement Appraisals
- develop and implement a Green Infrastructure Strategy to include this key landscape type.
- protect open heathlands from excessive visitor pressure and associated infrastructure by careful planning of new development
- ensure mineral workings are mitigated as far as possible with clear aims for long-term restoration and enhancement

Landscape Character Assessment Map

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Upton Park and Farmland

Key Characteristics

- Designed country house Parkland landscape with small woods, farmland, distinctive individual parkland trees and a mix of ornamental and native plantations.
- An important area of public open space which links the shoreline of Holes Bay through to Upton Heath and acts as a buffer between the built up areas of Upton and Creekmoor.
- Remnant areas of farmland on the fringes provide an important open undeveloped context for the adjoining urban areas which have the potential to be enhanced, for example by structural planting.
- Upton Country Park is a key recreational landscape feature for Poole.
- The A35 bisects the area creating a negative visual and audible impact

Corfe Hills Heath

Key Characteristics

- An elevated and undulating area of heathland, scrub and woodland which creates a patchwork landscape.
- Open expansive views from elevated areas.
- An important area of bio-diversity, landscape and informal recreational value.
- Much of the area is designated SSSI and SNCI.
- It links to the Canford Heath character area via Delph Woods along its eastern boundary but physically separated by the existing road network.
- It merges with the River Terrace character area to the north and has a less distinctive heath/farm fringe than the Canford Heath character area.
- The area is dominated by golf course use.

Canford Heath

Key Characteristics

- A distinctive elevated open heathland landscape with characteristic wooded sloped edges and a more open and exposed feel than the Corfe Hills heathland.
- An important area of bio-diversity landscape and informal recreational value.
- Much of the area is designated SSSI.
- There are important open views from the elevated areas of the heath across Poole to the Purbeck Hills.

- Hard urban edges detract from character in places.
- The northern fringes of the area merge into the heath/farm fringe character area to the north.
- Whites Pit Landfill is a key detracting feature.

North Poole Heath/Farm Fringe

Key Characteristics

- A transitional area between the acidic heathland to the south and the alluvial river valley pastures of the Stour Valley to the north.
- An undulating and varied landscape of marginal farmland areas with inter-connected copses and typical urban fringe land uses such as 'horseculture' dominating. Acidic plants (gorse and bracken) and birch regeneration in field corners provides evidence of the sandy soil substrate and marginal management.
- Open fields framed by trees/wooded areas and hedgerows provide a distinctive rural feel in places.
- Views over the Stour Valley to the north from elevated areas.
- A distinctive set of south-north small stream valleys drains the area into the Stour Valley.
- Hard urban edges to the settlement and pylons detract from character around the fringes of the area.
- Large parts of the area are dominated by large scale recreation/commercial development which detracts from rural characteristics.
- Aarrowsmith Road is a key feature of the area with a distinctive settlement pattern of large houses set in mature and large gardens.
- Delph Woods is also a key feature in the western part of the area severed by Gravel Hill.
- There is a gradual transition into more 'typical' farmland landscape to the north east of the area towards the Stour Valley pastures.

Appendix EDP 4

Representative Photoviewpoints

(edp7095_d022b 02 June 2023 VMS/AHu)

Photoviewpoint EDP 1: View north-west from Bridleway 118

Photoviewpoint EDP 2: View south-west from footway along southern edge of the A341 - Magna Road

Photoviewpoint EDP 3: View south from Footpath 29/Stour Valley Way as it crosses the sports pitches at Canford School

Photoviewpoint EDP 4: Long distance elevated view from Footpath 38 at Colehill

Photoviewpoint EDP 5: View westwards from the Stour Valley Way at the Canford SANG Car Park

Photoviewpoint EDP 6: View south-west from Footpath 3/Ferndown, Stour and Forest Trail Long Distance Route

Photoviewpoint EDP 7: View south-west from Footpath 2 adjacent to the River Stour

Photoviewpoint EDP 8: Elevated long distance view from Footpath 10 at Dudsbury

Photoviewpoint EDP 9: Long distance view westwards from the B3073 adjacent to Bournemouth Airport

Photoviewpoint EDP 10: Elevated view from Bridleway 23 within Open Access Land at Canford Heath

Photoviewpoint EDP 11: Long distance view eastwards from Bridleway 16 at Beacon Hill Landfill

Photoviewpoint EDP 12: Long distance elevated view from Footpath 5 at Corfe Hills

Photoviewpoint EDP 13: Long distance view from Footpath 7/Stour Valley Way as it crosses the River Stour

Photoviewpoint EDP 14: Long distance elevated view from Bridleway 25 at King Down





To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 404360, 97305
Date and Time: 15/12/2022 @ 11:34
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
Distance: 115m
aOD: 25m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
02 JUNE 2023
edp7095_d022b
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AHu
DJo

client
project title
drawing title
MVV Environment Limited
Proposed Energy from Waste Combined Heat and Power Facility at Canford Resource Park
Photoviewpoint EDP 02



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 403466, 981722
Date and Time: 15/12/2022 @ 14:26
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: NE
Distance: 920m
aOD: 20m
Focal Length: 50mm

date
drawing number
drawn by
checked
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02 JUNE 2023
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project title
drawing title
MVV Environment Limited
Proposed Energy from Waste Combined Heat and Power Facility at Canford Resource Park
Photoviewpoint EDP 03

Approximate EfW CHP Facility Site Location

White's Pit

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Registered office: 01285 740427
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Grid Coordinates: 402926, 100746
Date and Time: 15/12/2022 @ 10:50
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: S
Distance: 3.5km
aOD: 40m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
02 JUNE 2023
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AHu
DJo

client MWV Environment Limited
project title Proposed Energy from Waste Combined Heat and Power Facility at Canford Resource Park
drawing title Photoviewpoint EDP 4

