Request for a Scoping Opinion

Land at North of Magna Road, Poole

W.H. White Ltd and Estate Resources & Management Limited

Energy Site Control Centre, Arena Way, Wimborne, Dorset, BH21 3BW

Prepared by:

SLR Consulting Limited

3rd Floor, Summit House, 12 Red Lion Square,
London,
WC1R 4HQ

SLR Project No.: 433.000134.00001

Client Reference No: VS3906

25 July 2025

Revision: 2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	15 July 2025	M.Willcox	T.Wells	T.Wells
2	22 July 2025	M.Willcox	T.Wells	T.Wells

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with W.H. White Ltd and Estate Resources & Management Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

Table of Contents

Appendices

Acronyms and Abbreviations

Abbreviation	Definition
AADT	Annual Average Daily Traffic
AAWT	Average Annual Weekday Traffic
ANC	Association of Noise Consultants
AONB	Area of Outstanding Natural Beauty
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
AQSR	Air Quality Standards Regulations
AQTAG	Air Quality Technical Advisory Group
ASR	Annual Status Report
BCP	Bournemouth, Christchurch and Poole
BGS	British Geological Survey
BL	British Library
BNG	Biodiversity Net Gain
BNL	Baseline Noise Level
CEMP	Construction Environmental Management Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CIEH	Chartered Institute of Environmental Health
CiFA	Chartered Institute of Archaeologist
CIWEM	Chartered Institute of Water and Environmental Management
COMAH	Control of Major Accident Hazards
CRoW	Countryside and Rights of Way
DC	Dorset Council
Defra	Department for Environment, Food and Rural Affairs
DERC	Dorset Environmental Records Centre
DHCA	Dorset History Centre Archives
DHER	Dorset Historic Environment Record
DMRB	Design Manual for Roads and Bridges
DSO	Daylight, Sunlight and Overshadowing
EA	Environment Agency
EcIA	Ecological Impact Assessment
EFT	Emissions Factors Toolkit
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPIC	Environmental Policy Implementation Community
EPR	Ecological Planning & Research Limited

Abbreviation	Definition
EPUK	Environmental Protection United Kingdom
ES	Environmental Statement
EV	Electric Vehicle
FTE	Full-Time Equivalent
GLVIA	Guidelines for Landscape and Visual Impact Assessment
HCA	Homes and Communities Agency
HEDBA	Historic Environment Desk Based Assessment
HER	Historic Environment Record
HIA	Health Impact Assessment
HLS	Housing Land Supply
HRA	Habitats Regulations Assessment
HUDU	Healthy Urban Development Unit
IAQM	Institute of Air Quality Management
IEF	Important Ecological Features
IEMA	Institute of Environmental Management and Assessment
IMD	Indices of Multiple Deprivation
IoA	Institute of Acoustics
IRZ	Impact Risk Zone
JNCC	Joint Nature Conservation Committee
LAQM	Local Air Quality Management
LAQM TG	Local Air Quality Management Technical Guidance
LCRM	Land Contamination Risk Management
LCT	Landscape Character Types
LDV	Light-Duty Vehicle
LLSOA	Lower Layer Super Output Area
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LVIA	Landscape and Visual Impact Assessment
MAGIC	Multi-Agency Geographic Information for the Countryside
NCA	National Character Area
NERC	Natural Environment and Rural Communities
NHLE	National Heritage List for England
NO_x	Oxides of Nitrogen
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPSE	Noise Policy Statement for England
NRMM	Non-Road Mobile Machinery

Abbreviation	Definition
NSR	Noise Sensitive Receptor
ONS	Office of National Statistics
OPA	Outline Planning Application
PEA	Preliminary Ecological Appraisal
PLQRA	Preliminary Land Quality Risk Assessment
PPG–N	Planning Practice Guidance – Noise
PPV	Peak Particle Velocity
PRoW	Public Right of Way
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Greenspace
SEND	Special Educational Needs and Disabilities
SLR	SLR Consulting Limited
SNCI	Sites of Nature Conservation Interest
SOAEL	Significant Observed Adverse Effect Level
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System
SVGP	Stour Valley Gravels Project
TNA	The National Archives
VSR	Vibration Sensitive Receptor
WFD	Water Framework Directive
ZoI	Zone of Influence
ZTV	Zone of Theoretical Visibility

1.0 Introduction

SLR Consulting was commissioned by W.H. White Ltd. and Estate Resources & Management Limited (the 'Applicant') to prepare this Request for a Scoping Opinion from Bournemouth, Christchurch and Poole Council (BCP Council) in relation to proposals for a mixed use development (the 'Proposed Development'), on land north of Magna Road, Poole (the 'Application Site').

The applicable legislation is the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations').

By virtue of the scale and nature of the Proposed Development, the Applicant has decided to voluntarily undertake EIA to inform and support the forthcoming outline planning application.

This Request for a Scoping Opinion has been submitted in accordance with Regulation 15 of the EIA Regulations. The principal objective of scoping is to determine the likely significant effects associated with the Proposed Development and the scope of assessments that should be included within the EIA and the resulting Environmental Statement (ES).

The EIA Planning Practice Guidance (March 2014, as amended May 2020) notes in paragraph 035 Reference ID: 4-035-20170728 that:

> *Whilst every Environmental Statement should provide a full factual description of the development, the emphasis of Schedule 4 is on the "main" or "significant" environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where for example only one environmental factor is likely to be significantly affected the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate their possible relevance has been considered.*

In accordance with Regulation 15(2)(a) of the EIA Regulations, the following information is provided within this Request for a Scoping Opinion:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment;
- Such other information or representations that the person making the request may wish to provide or make.

The structure of this request for a scoping opinion is set out in **Table 1.1**.

Table 1.1: Structure of the Scoping Request

Section(s)	Information included
2	Description of the Application Site and its surroundings
3	Description of the Proposed Development
4	The approach to EIA Scoping
5	Assessment of likely significant effects, including topics to be 'scoped in' and 'scoped out'
6 to 12	Further information on topics that are proposed to be 'scoped in' to the EIA/ES
13	Summary

2.0 Application Site and Surrounds

2.1 The Application Site

The Application Site lies on relatively flat lowlands, encompassing approximately 55 hectares of predominantly agricultural land, formerly used as a golf course, driving range and “pick your own” field. The site sits north of A341/Magna Road at Bournemouth, approximately 8.3 kilometres northeast of Poole town centre and 8 kilometres northeast of Bournemouth town centre at National Grid Reference SZ 04208 97998.

The Application Site is bound to the north-east by the Canford Park Suitable Alternative Natural Greenspace (SANG); to the south-east by Knighton Lane and to the south-west the A341/Magna Road, a well-established screening belt to Canford Magna Garden Centre and Business Park and residential built form fronting Moortown Drive. The north of the site is bound by AFC Bournemouth’s Training Facility and the Canford School Golf Club.

The Application Site is dissected by the Stour Valley Way, an established road providing public access to Canford Park SANG, and a pedestrian SANG link providing direct access from Magna Road to Knighton Lane.

A Site Location Plan is provided in **Figure 1**, **Appendix B**.

There are no national or international nature conservation designations (e.g. Site of Special Scientific Interest (SSSI) or Special Protection Area (SPA)) within or adjacent to the Application Site. The Application Site is not within a protected landscape as set out in the National Planning Policy Framework (NPPF) (e.g. National Landscape). It lies within the Dorset Heaths National Character Area (NCA) and contains no built heritage assets such as Scheduled Monuments or Listed Buildings. It does, however, lie within the Green Belt.

The British Geological Survey (BGS) records the bedrock geology of the area as belonging to the London Clay Formation, comprising clay, silt and sand overlain by head deposits. The mainstay of the Application Site sits within a minerals safeguarding area in the Minerals Local Plan. The Application Site is on bedrock designated as unproductive. Groundwater vulnerability is classed as unproductive, and the Application Site lies within a catchment of a Source Protection Zone 3.

The Environment Agency (EA) Flood Maps show the vast majority of the Application Site lies within Flood Zone 1 (less than 0.1% annual probability of flooding from rivers or the sea), with a small section along the most northerly extent within a Flood Zone 3 (greater than 1% annual probability of flooding from rivers or a 0.5% or greater chance from the sea) and the north east boundary bordering Flood Zone 2 (between 0.1% and 1% chance of flooding from rivers or the sea) and Flood Zone 3 boundaries. The River Stour is to the east of the site and the boundary of the developable area is adjacent to the River Stour floodplain.

Provisional Natural England Agricultural Land mapping indicates that the Application Site is within Grade 3 – good to moderate quality agricultural land - but this data source does not differentiate between Grade 3a and 3b. There is a small section of Grade 4 – poor quality agricultural land - at the most northern boundary.

2.2 Wider Environment

Land uses immediately adjacent to the Application Site are varied reflecting its urban fringe location. The Hamworthy Club – a community sports club - sits further west, divorced by a treebelt. To the west sits the Canford Magna Conservation Area, encompassing Canford House and formal gardens (now Grade I listed Canford School), a historic park and garden. More recently, the AFC Bournemouth’s Training Facility has been erected. To the east, beyond Knighton Lane, the land is being transformed through the development of Canford Vale – a mixed-use development comprising 695 new homes, a community hub and care

home. This together, with the Canford Paddock development to the south, supported the release of 30ha (phases 1 and 2) of the aforementioned Canford Park SANG.

The character of land and land use beyond the immediate surroundings of the Application Site to the north and east is broadly comparable; comprising a landscape interspersed with farms, blocks of woodland, some leisure land uses including lodgings and activity centres and subsequently bound by Ferndown, Colehill and Wimborne Minster. To the south and west, the land use is a mix of education, leisure, residential, energy and waste, commercial and heathland and subsequently bound by Bearwood.

There are two Natura 2000 designated sites within 5km of the Application Site: the Dorset Heaths Special Area of Conservation (SAC) and Dorset Heathlands Special Protection Area (SPA) are located approximately 1km to the southwest. Component sites within the Dorset Heathlands Ramsar are also located within 3km of the Application Site, which are afforded the same level of protection as SACs and SPAs as a matter of national planning policy under the NPPF.

There are seven SSSIs within 5km of the Application Site; the closest SSSI being Canford Heath, located approximately 1km to the southwest. There is one National Landscape (formerly known as an Area of Outstanding Natural Beauty (AONB)) located c. 3.8km northwest of the Application Site, Cranborne Chase & West Wiltshire Downs. The Application Site and surrounding area forms part of the South West Hampshire & South East Dorset Green Belt.

There are two Grade II listed buildings adjacent to the south eastern boundary of the Application Site: Granary northwest of Knighton House and 44 & 45 Knighton Lane, respectively. There is also a cluster of Grade I and II listed buildings approximately 600m northwest in Canford Magna, many of which are associated with Canford School and sit within the Canford Magna Conservation Area. A number of locally listed buildings front Knighton Lane, 43, Knighton Road, and Knighton Farm Barns, Knighton Lane.

3.0 The Proposed Development

3.1 Need for the Proposed Development

BCP Council cannot demonstrate a five-year Housing Land Supply (HLS) with the most recent Housing Land Supply Statement (April 2024) indicating a HLS of 2.1 years.

Canford Garden Village – which comprises Land at the north of Magna Road, Poole – presents an opportunity to create an exciting new neighbourhood with connectivity at its core.

The Proposed Development seeks to deliver family homes as part of a mixed-use development, at a scale and location that:

- Ensures access to the Stour Valley Park; promoting the health and wellbeing of future residents and that of the surrounding community;
- Delivers basic shops and services, employment, community, leisure and education opportunities accessible by foot and bicycle, promoting sustainable travel;
- Benefits from existing infrastructure that is capable of being enhanced and upgraded; and
- Can harness low carbon energy from established local installations and utilise recycled construction materials recovered locally, thus reducing construction carbon footprint.

The Proposed Development seeks to provide an intergenerational community, with a mix of homes and tenures tailored to those looking to get onto the housing ladder, those looking to 'right size' and those needing an element of care, as part of the mixed-use development.

3.2 Nature of the Proposed Development

The indicative description of development is as follows:

> *EIA Development: Outline Planning application (access with all other matters reserved) for the phased development of dwellings, local centre, care home, school and associated infrastructure at Land at Canford Magna, Poole.*

Whilst the exact nature and quantum of the Proposed Development is still being established, it is anticipated that it will comprise:

- Up to 1,200 new homes of which 50% would be affordable;
- A minimum of 10 custom/self build plots;
- A two form entry (2FE) primary school, offering places for 420 children;
- A 60-bed care home;
- A range of employment opportunities within a new local centre, which is likely to include shops, services, café, pub, doctors' surgery and community buildings; and
- The release of extant SANG capacity (c.14.6ha) - phase 3 of Canford Park SANG to help offset recreational pressure on the nearby Dorset Heaths SAC, SPA and Ramsar; with scope to supplement this through the release of the extant Meadow SANG, or parts thereof.

An Illustrative Masterplan showing the currently envisaged layout of the Proposed Development is provided in **Figure 2A, Appendix B**. It should be noted that this is provided for information purposes only at this stage and may be subject to change prior to the submission of the planning application.

3.3 Likely Construction Programme

It is currently envisaged that construction works would commence in 2028 and finish in 2036.

It will be necessary to bring forward the Proposed Development in phases but the intention is to have the phasing plan conditioned to any planning permission. This is because of the need for flexibility in terms of the exact build-out.

Indicative phasing has been considered in terms of housing and infrastructure delivery across the Application Site. It is currently envisaged that the Proposed Development will be brought forward in eight phases, as shown in **Figure 2B, Appendix B** and described in **Table 3.1**:

Table 3.1: Indicative Phasing

Phase	Description
1	Residential: 200 homes
2	Residential: 232 homes
3	Residential: 218 homes
3a	Local Centre and 70 homes
4	Residential: 169 homes
5	Residential: 165 homes
5a	School
6	Residential: 146 homes

3.4 Embedded (Primary) Mitigation

The Proposed Development is being designed to take into account the environmental constraints of the Application Site so as to avoid and/or reduce its likely environmental effects. Examples of embedded or primary mitigation include:

- Setting development back from mature trees, wherever possible;
- Avoiding built development in areas of flood risk associated with rivers and surface waters;
- Limiting the heights of buildings so that the development assimilates into its surrounding context and minimises effects on landscape character and views;
- Providing a mix of uses within the local centre, and promoting pedestrian / cycle permeability which will act to reduce the number of private car trips.

3.5 Known Cumulative Development

The EIA PPG makes clear that regard should be given to the possible cumulative effects arising from a Proposed Development and from any existing or approved development. These effects are known as inter-development cumulative effects.

Consideration of cumulative schemes is typically limited to those within 1km of the Application Site that are themselves above the relevant screening thresholds and criteria for category 10(b) *urban development projects*, namely those that:

- include more than 1 hectare / 10,000 sqm of development that are not houses; or
- include more than 150 houses; or
- cover an area of more than 5 hectares,

or alternatively developments that do not meet the relevant screening thresholds and criteria but which are in close proximity and would introduce sensitive receptors in proximity to the Proposed Development.

Known cumulative developments in the surrounding area are shown in **Table 3.2** below. Whilst the application at Canford Resource Park (APP/23/00822/F) has been refused, the Applicant anticipates that it will be appealed and therefore it is included.

Table 3.2: Known Cumulative Development

Name	Planning Reference	Proximity to Application Site	Description	Status
Knighton Farm Buildings, Knighton Lane, Wimborne, BH21 3AS	APP/23/00206/P APP/24/00886/F APP/25/00086/F	Within Application Site	Outline permission to demolish existing buildings (as shown on block plan ref: 03) and erect new units for class E(g)(ii)-(iii) and / or B2 industrial uses and / or B8 storage and distribution and / or class E veterinary practice use (incorporating managers flat) together with associated parking and yard areas (matters submitted for consideration are access, layout, and scale); and Full permission to convert existing buildings (1 to 7 inclusive shown on proposed overall site plan ref: 05 from a combination of agricultural/ storage/ general industrial use to class E(g)(i)-(ii) office and / or research and development use, together with the external alterations necessary to facilitate the conversion, associated parking and yard area.	Granted 03/05/2025
	P/25/01351/RM	Within Application Site	Reserved Matters Application for appearance and landscaping pursuant to the Outline component of Hybrid Planning Permission APP/23/00206/P as amended by APP/24/00886/F, as	Under Consideration

Name	Planning Reference	Proximity to Application Site	Description	Status
			amended by APP/25/00086/F.	
AFC Bournemouth Training Ground, Former Canford Magna Golf Club, Knighton Lane, Wimborne, BH21 3AS	APP/17/01196/F APP/23/00434/F, APP/23/01421/F	Adjacent to Application Site Boundary	Non-Material Amendment to Planning Permission APP/19/00867/F (variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge) to amend condition no. 2 (approved drawings) in respect to amendments to the siting and design of pavilion building, indoor football pitch, car park and perimeter fence detail.	Granted 16/01/2018 The core of the facilities have been completed.
Land off Neville Gardens, to the West of Wheelers Lane, Canford Magna, Poole, BH11 9UL	APP/21/00620/F (Varied by application ref. APP/23/00417/F)	c.460m south	Erection of 45 dwellings with associated parking, public open space and related infrastructure, accessed through the current development being constructed under APP/17/00008/F.	Granted 08/03/2022
Knighton House, Knighton Lane, Wimborne, BH21 3AS	APP/22/00956/P	c. 100m east	The proposal is for 20 new dwellings with a mixture of 1, 2, 3 & 4 beds consisting of 8 Affordable and 12 private units(soon to become part of the Approved Canford Park APP/19/00237/P development providing 695 new homes.)	Granted 07/06/2024
Canford Resource Park, Arena Way, Magna Road, Wimborne, BH21 3BW	APP/23/00822/F	c. 100m southwest	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined	Refused 19/06/2025 Appeal expected.

Name	Planning Reference	Proximity to Application Site	Description	Status
			Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	
New Earth Energy Ltd, Site Control Centre, Magna Road, Wimborne, BH21	APP/12/01559/F	c.1.03km south	Development of Low Carbon Energy Facility consisting of a single storey Feedstock Preparation Building, 10 Advanced Thermal Conversion Units, 10 Gas Engines, Electricity Transformers, Storage Tanks, Exhaust Stacks Welfare and Maintenance facilities, accessed via existing site and Arena Way. (This application includes an Environmental Impact Assessment).	Granted 01/07/2013 Partially implemented . The low CEF will be displaced should the above appeal be successful.
Land North of Bearwood, Magna Road and Knighton Lane, Poole, BH11 9NB (Canford Vale)	APP/19/00237/P (NMA ref. APP/22/01505/F)	Adjacent to Application Site Boundary (east)	Hybrid planning application seeking: Full permission for the demolition of No. 94 Magna Road, construction of primary access roads, formation of multifunctional open spaces, reprofiling to allow for construction of primary surface and foul water infrastructure, installation of mains services and formation of development platform; (Revised access designs, road plans, infrastructure details and supporting documents received 07, 18 & 27 May 2020) in support of: Outline permission for the phased development of up to 695 new homes, a community hub comprising retail uses (A1/A2/A3), flexible workspace (B1), community uses (D1/D2) and a 60 bed care home (Revised supporting	Granted 07/09/2021

Name	Planning Reference	Proximity to Application Site	Description	Status
			documents, design code, transport assessment received 07, 18 & 27 May 2020) .	
	APP/22/00092/R (NMA ref. APP/23/01253/F, APP/23/00256/F, P/25/00286/NMA)	Adjacent to Application Site Boundary (east)	Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building.	Granted 04/11/2022
	APP/22/00800/R (varied by APP/24/0096/F)	c. 650m south	Reserved Matters application following approval of Outline Application APP/17/00007/P for the first phase of the development - the erection of 2 detached employment units	Granted 23/06/2023 In build
	APP/24/00883/R	c. 287m east	Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the south eastern phase of the development for 94 homes and associated landscaping. (Conditions 14 and 15 of the hybrid planning permission require the submission of the reserved matters of the appearance landscaping, access and layout. This reserved matters submission relates to the first phase/southern phase of the outline planning permission. The hybrid planning application was subject to an EIA and the ES was submitted with the hybrid application)	Granted 07/11/2024 Under Construction
	APP/24/01071/R	Adjacent to Application	Reserved Matters application following approval of Hybrid Application	Granted 23/09/2024

Name	Planning Reference	Proximity to Application Site	Description	Status
		Site Boundary	APP/19/00237/P for the northern phase of the development for 327 homes and associated landscaping.	Under Construction
Whites Pit, Canford Recycling Centre, Arena Way, Poole, BH21 3BW	APP/23/01002/F	c.1km south	Extension to the existing solar photovoltaic array, together with landscape and biodiversity enhancements.	Granted 19/12/2023 This is extant and yet to commence
Land South of Magna Road, Poole, BH11 9NB (Magna Business Park)	APP/17/00007/P (varied ref. App/22/01005)	c.600m south	Outline application (with all matters reserved) for the delivery of up to 16,000 sqm. of employment floorspace within Use Classes B1c (Light Industrial), Class B2 and B8 uses (not including special industrial groups A-E (use classes B3-B7)) in the Town and Country Planning Use Classes Order (1987), together with associated parking, access from Magna Road and provision of infrastructure link to Canford Magna site control centre.	Granted 24/04/2018 and currently being built out.
	APP/22/00433/R	c.600m south	Reserved matters application following approval of Outline application APP/17/00007/P, Reserved Matters application 19/00299/R and Variation of Condition application 19/01172/F to form a storage compound with a site area of 2000 sqm to include the siting of ancillary portable cabin.	Granted 24/11/2022
	APP/21/01186/F	c.600m south	Reserved Matters application following approval of Variation of Condition APP/19/01172/F and Outline approval APP/17/00007/P for the delivery of employment floorspace within Use	Granted 21/12/2021

Name	Planning Reference	Proximity to Application Site	Description	Status
			Classes B1c (Light Industrial), Class B2 and B8 uses not including special industrial groups A-E (use classes B3-B7) together with associated parking, access from Magna Road and provision of infrastructure link to Canford Magna site control centre.	
Land adjacent to Canford 3G Pitch, Eastlands Farm, Wheelers Lane, Bournemouth, BH11 9QJ	APP/23/01066/P	c.600m south	Outline application (with all matters reserved except for access) for the delivery of up to 2546 sqm of employment floorspace within use classes E (G) (ii) and (iii), Class B2 and B8 uses in the Town and Country Planning Use Classes Order (1987) – together with the associated parking, access and manoeuvring areas.	Granted 28/02/2024 Extant and yet to be commenced.
Canford Magna Golf Club, Knighton Lane, Wimborne, BH21 3AS (Canford Park / Riverside SANG)	APP/16/01064/C (varied by APP/17/01275)	Adjacent to Application Site Boundary (northeast)	Change of use of Canford Magna Riverside Golf Course to Suitable Alternative Natural Greenspace	Granted 22/09/2016
Land adjacent Stour Valley Way, Knighton Lane, Wimborne, Dorset (Canford Meadow SANG)	APP/22/00313/F	Adjacent to Application Site Boundary (northeast)	Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG), repurposed car park, and associated infrastructure	Granted 25/11/2022
Park Farm Leigh Road Wimborne Dorset BH21 2DA	3/15/0789/COU (varied by 3/21/0338/CONDR and P/VOC/2021/05473)	c.1km north	Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and	Granted 05/01/2018

Name	Planning Reference	Proximity to Application Site	Description	Status
			pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.	
Manor Farm Old Ham Lane Wimborne Dorset BH21 7LP.	3/12/0702/COU	c.800m north	Change of Use to Public Space to include 2 New Lakes, Picnic Area, Bird Hide, Parking Area (20 Spaces). As amended by plan rec'd 25/2/13 to enlarge lakes to join river and delete site in Poole Borough Council. As amended by plans rec'd 24/05/13 to show cross section for the revised lake positions	Granted 02/08/2013
Land South Of Parmiter Drive Wimborne Dorset	3/15/0839/FUL	c.1.3km north	Construction of New Football Pitches with Clubhouse, Stands, Changing Facilities and Parking; 81 Dwellings; Allotments and Teenage Activity Space with Associated Open Space, Landscaping and Highways and Change of Use of Agricultural Land to Sang.	Granted 20/04/2018
UE1 North of Merley, Land North of Oakley Lane, Poole (Oakwood Park)	APP/19/00955/P (NMA **APP/23/00980/F**, **APP/23/01075/F**, **APP/24/00519/F**, APP/19/00955/P)	c.1km	Outline planning application for the phased development of up to 550 dwellings (C3 Use Class) and up to a 62 bedroom care home with the formation of access points to the site, public open space, allotments, play areas, attenuation basins, associated services, infrastructure and highway works, suitable alternative natural greenspace (SANG), car parks and associated works. (This application includes an Environmental Impact Assessment) (Revised Description).	Granted 02/02/2023. In build.

Name	Planning Reference	Proximity to Application Site	Description	Status
	APP/23/00541/R	c.1km	Reserved Matters application following approval of application APP/19/00955/P for submission of details in relation to Phase 1, of scale, layout, appearance, access (other than the access junctions into the site of Oakley Lane) and associated planning conditions and S106 Planning Obligations for 285 dwellings, landscaping (including SANG) and supporting highways and drainage infrastructure.	Granted 02/10/2025
	APP/24/00681/R	c.1km	Reserved Matters application following approval of Outline Application APP/19/00955/P for the care home phase only.	Granted 25/04/2025

If BCP Council are aware of any other schemes to be taken into account, the applicant respectively requests details. A map of the cumulative schemes is located within **Figure 3**, **Appendix B**.

4.0 Approach to the EIA Scoping Request

4.1 Proportionality in EIA

The Institute of Environmental Management and Assessment's 'Special Report – The State of Environmental Impact Assessment Practice in the UK' (2001) notes that:

> *At its best, EIA helps to shape the design and siting of development such that social value to communities and broader economic value to investors can both be met, without eroding natural capital and pushing the boundaries of environmental limits – a tool that can truly support moves towards sustainability. However, the many competing demands can often serve to stifle the process, resulting in reams of information that mask the key environmental issues that need to be considered.*

EIA Planning Practice Guidance emphasises that the EIA process should focus on the likely significant effects associated with a Proposed Development, as opposed to all possible effects. This approach is reinforced by case law from UK and European courts. Judgements have stated that even in relation to the minimum requirements for an ES, not every possible effect has to be considered. The focus should be on the main effects and remedying the significant adverse effects.

The Milne judgement (R v Rochdale MBC ex parte Milne) states:

> *the environmental statement does not have to describe every environmental effect, however minor, but only the main effects or likely significant effects.*

In the Tew judgement (R v Rochdale MBC, ex parte Tew), the judgement noted that the underlying objective of EIA is that decisions be taken "in full knowledge" of a project's likely significant effects and stated:

> *that is not to suggest that full knowledge requires an environmental statement to contain every conceivable scrap of environmental information about a particular project. The directive and the Assessment Regulations require the likely significant effects to be assessed. It will be for the local planning authority to decide whether a particular effect is significant.*

There is no known formal definition of main or significant effects in the EIA Regulations, though guidance provided by the European Union[1] advises that:

> *Those responsible for scoping often find difficulties in defining what is "significant". A useful simple check is to ask whether the effect is one that ought to be considered and to have an influence on the development consent decision.*

Scoping is an important (though optional) stage in the EIA process because it sets the context for the remainder of the process, but it should be approached with the above points on proportionality in mind.

4.2 Approach to the Scoping Process

The principal objective of this request for a scoping opinion is to present known information on the receiving environment and the initial assessment by the Applicant's technical consultant team on the likely significant effects on the environment resulting from the Proposed Development.

Potential topics for inclusion within the ES are summarised in **Section 5.4** and have been presented as individual sections of this Request for a Scoping Opinion (**Sections 6 – 12**), with input provided by the respective technical specialists within the project team. These are

[1] Guidance on EIA: Scoping (June 2001) Office for Official Publications of the European Communities

presented under topic headings commonly used within EIA, and which relate to the factors set out in Regulation 4(2) of the EIA Regulations:

a) *population and human health;*

b) *biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC(b);*

c) *land, soil, water, air and climate;*

d) *material assets, cultural heritage and the landscape;*

e) *the interaction between the factors referred to in sub-paragraphs (a) to (d).*

Some of these factors will have a directly applicable topic heading (e.g. population, human health and socio-economics) whereas others, such as material assets, may be considered within multiple sections.

Where a particular environmental feature or component of it has not been included within the proposed scope of the EIA (as set out in **Section 5.5**), this is not to suggest that there will be no associated environmental effects – rather that these are not considered to be among the significant effects.

To determine whether effects are likely to be significant, the relative importance of the potential receptors (classified within this report as 'very high', 'high', 'medium', 'low' or 'negligible') is compared to the magnitude of the envisaged impacts (classified within this report as 'large', 'medium', 'small', 'negligible' or 'no change') to which they would be subjected, using the matrix below:

Table 4.1: EIA Scoping Matrix

		Envisaged Scale or Magnitude				
		Large	**Medium**	**Small**	**Negligible**	**No change**
Sensitivity of the Receptor	**Very High**					
	High					
	Medium					
	Low					
	Negligible					

Where a predicted effect falls within the grey-shaded area of the matrix, it is considered likely to be significant and should be included within the scope of the EIA.

Effects falling within the unshaded areas on the matrix are considered to have no likelihood of being significant and should not be included within the scope of the EIA. Explanation will be provided within the supporting text and will be based on the experience of the assessor. For some effects, the uncertainty may be such that it cannot be confirmed at the scoping stage whether it is likely to be a significant effect or not. Such effects warrant further consideration through the EIA process on a precautionary basis and hence these effects will be included in the scope of the EIA.

For those aspects within a topic area that are assessed as being likely significant, the proposed methodology will be explained, including reference to relevant standards and guidance that will be referenced within the assessment in the ES.

5.0 Assessment of Environmental Effects

5.1 Introduction

This section details the proposed approach to setting the assessment parameters and the overall approach within the ES for assessing the significance of effects. The proposed scope of assessment for each of the environmental issues to be addressed within the ES is then described in subsequent sections of this report (**Sections 6 – 11**).

There is no standard format for an ES, however it must contain the information specified in Schedule 4 of the EIA Regulations (refer to **Appendix A** of this report). The description of the Proposed Development contained within the ES must be sufficient to enable the requirements of the EIA Regulations to be fulfilled, specifically to enable the likely significant effects of the Proposed Development to be identified.

The assessments included within the ES will be based on a series of Parameter Plans.

The Parameter Plans will define the principal outline elements of the Proposed Development, that will be reflected in any subsequent planning permission. It is envisaged that the Parameter Plans will comprise:

- Land Use Parameter Plan; and
- Building Heights Parameter Plan.

There will be a range of other plans and drawings that will accompany the OPA, including an Illustrative Masterplan. Whilst these will provide useful context on how the Proposed Development may be brought forward in accordance with the scheme parameters, the assessment will only be based on the Parameter Plans.

5.2 Assessment Scenarios

5.2.1 Construction Phase Assessment Year

Whilst the phasing of construction of the Proposed Development is not currently known, the peak construction year is anticipated to be 2032 when construction works are anticipated on the Application Site.

This is when HGV movements are likely to be at their peak, along with the greatest potential impact in terms of, for example, construction dust and/or construction noise. It is proposed that the construction phase assessments are based on this peak construction year. It is not proposed to assess interim scenarios throughout the construction period.

5.2.2 Operational Phase Assessment Year

The ‘opening year’ of the whole development, i.e. when it is built-out in its entirety, is 2036. It is proposed that the operational phase assessments are based on this opening year as this will result in the greatest operational effects, for example, the greatest number of vehicle trips and new residents and employees. It is not proposed to assess interim scenarios throughout the operational period.

5.3 Overarching Approach to Impact Assessment

For each topic included in the ES, a detailed technical assessment will be carried based on the scope set out within this report and BCP Council’s Scoping Opinion.

Each technical assessment will be undertaken by competent experts to prevailing technical standards specified for each technical discipline.

The technical assessments will provide a detailed assessment of potential impacts, identification of mitigation measures and description of the significance of residual effects (those remaining after the mitigation measures have been incorporated).

The ES will identify direct and indirect effects; positive (beneficial) and negative (adverse) effects; and will seek to identify, as far as possible, the duration and reversibility of such effects, whether short term (0-3 years), long term (3+ years), permanent, temporary, intermittent, etc. during the construction and operational phases.

The specific approach to the assessment of effect significance will be described in the respective technical topic chapters.

Assessment of receptor sensitivity will be generally described using the scale shown in **Table 5.1**; the magnitude of impact or change will be generally described based on the scale shown in **Table 5.2**; and then a combination of these factors will be used to arrive at the predicted significance of effect using **Table 5.3**.

Effects below 'Moderate' will not considered to be significant in EIA terms.

Table 5.1: General Approach to Description of Receptor Sensitivity

Sensitivity (value/importance) of the receptor	Typical description
Very High	Very high importance and rarity, international scale, and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 5.2: General Approach to Description of Impact Magnitude

Magnitude of impact (change)		Typical description
Large	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Small	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 5.3: Example Significance Matrix

	Magnitude of impact (degree of change					
Receptor sensitivity		**Large**	**Medium**	**Small**	**Negligible**	**No change**
	Very High	Major	Major	Moderate	Slight	Neutral
	High	Major	Moderate	Slight	Negligible	Neutral
	Medium	Moderate	Moderate	Slight	Negligible	Neutral
	Low	Slight	Slight	Negligible	Negligible	Neutral
	Negligible	Negligible	Negligible	Negligible	Negligible	Neutral

5.3.1 Proposed Structure of the Technical ES Chapters

Each technical topic chapter will follow the general structure as per **Table 5.4** below.

Table 5.4: Proposed Structure of Technical ES Chapters

Technical Assessment	Scope
Introduction	Introduction to the author; summary of relevant legislation, standards and guidance for the impact assessment.
Assessment Methodology and Significance Criteria	The methodology, technical, spatial, and geographic scope (study area) of the assessment, with reference to any published methodological standards, professional guidelines, and best practice that are particular to the topic. How baseline conditions have been assessed (e.g. site visits, surveys, review of publicly available data) and the scale of sensitivity and magnitude adopted within the assessment. How impact significance has been assigned (e.g. whether a topic specific matrix or some other approach has been adopted). Any assumptions or limitations.
Baseline Conditions	The baseline conditions section of the technical assessment identifies the key receptors a proportionate description of those receptors and the sensitivity attributed to each receptor. Considers current and likely future baseline (as applicable to each topic).
Assessment of Effects	The assessment of potential effects/ impacts that are predicted to occur during the construction and operation of the Proposed Development considers the activities and physical elements of the development that are likely to give rise to particular impacts. It considers and identifies the receptor(s) that are likely to be affected. Any specific design principles or mitigation measures that have already been incorporated into the design of development to avoid or minimise the environmental effects (i.e. 'primary/embedded mitigation') are described and the significance of the effect (including consideration of any embedded mitigation measures) are detailed. The significance criteria applied to the environmental effects is in accordance with the relevant methodologies prior to the application of any secondary mitigation. Assigning significance in this way ensures consistency across the technical assessments.
Mitigation, Enhancement and Monitoring	The evolution of the design has been informed by the environmental impacts that will require mitigation and wherever possible enhancement has been integrated into the design. The specific mitigation and enhancement measures included for the Proposed Development in response to potential environmental impact is identified within the individual technical assessments. This section includes details of additional (bespoke) secondary mitigation and/or enhancement measures being proposed.
Residual Effects	Where there are predicted significant residual effects for a technical topic chapter (i.e. those assessed to be above 'moderate' following the application of secondary mitigation), these will be reported at the end of that chapter.

Technical Assessment	Scope
Inter-Development Cumulative Effects	Assessment of inter-development cumulative effects that may arise as a result of the Proposed Development together with any other cumulative developments identified (where these have not already been taken into account in the 'Assessment of Effects' section (e.g. through the application of background traffic growth)).

5.4 'Scoped In' Technical Topics

It is proposed that the following technical topics are 'scoped in' to the ES (presented in alphabetical order):

- Air Quality (see **Section 6**);
- Built Heritage (see **Section 7**);
- Ecology and Biodiversity (see **Section 8**);
- Landscape and Visual (see **Section 9**);
- Noise and Vibration (see **Section 10**);
- Socioeconomics (**Section 11**); and
- Traffic and Transportation (**Section 12**).

5.5 'Scoped Out' Technical Topics

It is proposed that the following technical topics are 'scoped out' to the ES (presented in alphabetical order):

- Archaeology (see **Section 5.5.1**);
- Climate Change (see **Section 5.5.2**);
- Daylight, Sunlight and Overshadowing (**Section 5.5.3**)
- Ground Conditions (see **Section 5.5.4**);
- Human Health (see **Section 5.5.5**);
- Major Accidents and Disasters (see **Section 5.5.6**);
- Water Environment (see **Section 5.5.7**); and
- Wind Microclimate (see **Section 5.5.8**).

BCP Council and consultees are invited to comment on the list of topics proposed to be 'scoped out' of the EIA/ES. Further detail on each topic and the rationale for scoping them out (i.e. that significant environmental effects are not anticipated) is provided in the following sections.

5.5.1 Archaeology

This assessment has been undertaken by Helen MacQuarrie, Principal Consultant SLR Consulting. Helen has over 20 years heritage and EIA experience and is a Member of the Chartered Institute of Archaeologist (MCIfA).

This scoping chapter considers potential effects on below ground archaeology only. A separate Built Heritage scoping chapter has been prepared which considers above ground

elements of the Historic Environment, including listed buildings, conservation areas, registered parks and gardens and historic landscape.

5.5.1.1 Baseline Conditions

A full archaeological desk-based assessment will support the planning application for the proposed development. This scoping chapter is informed by a review of the Dorset Historic Environment Record for a 1km study area[2], a high-level review of readily available historic mapping and archaeological reporting.

The Application Site does not contain any designated archaeological assets. The Application Site is bound to the north by the Canford Park Suitable Alternative Natural Greenspace (SANG); to the east by the River Stour; to the south by Knighton Lane the A341/Magna Road a well-established screening belt to Canford Magna Garden Centre and Business Park and residential built form fronting Moortown Drive; and to the west by the AFC Bournemouth's Training Facility. It lies on relatively flat lowlands within the Dorset Heaths.

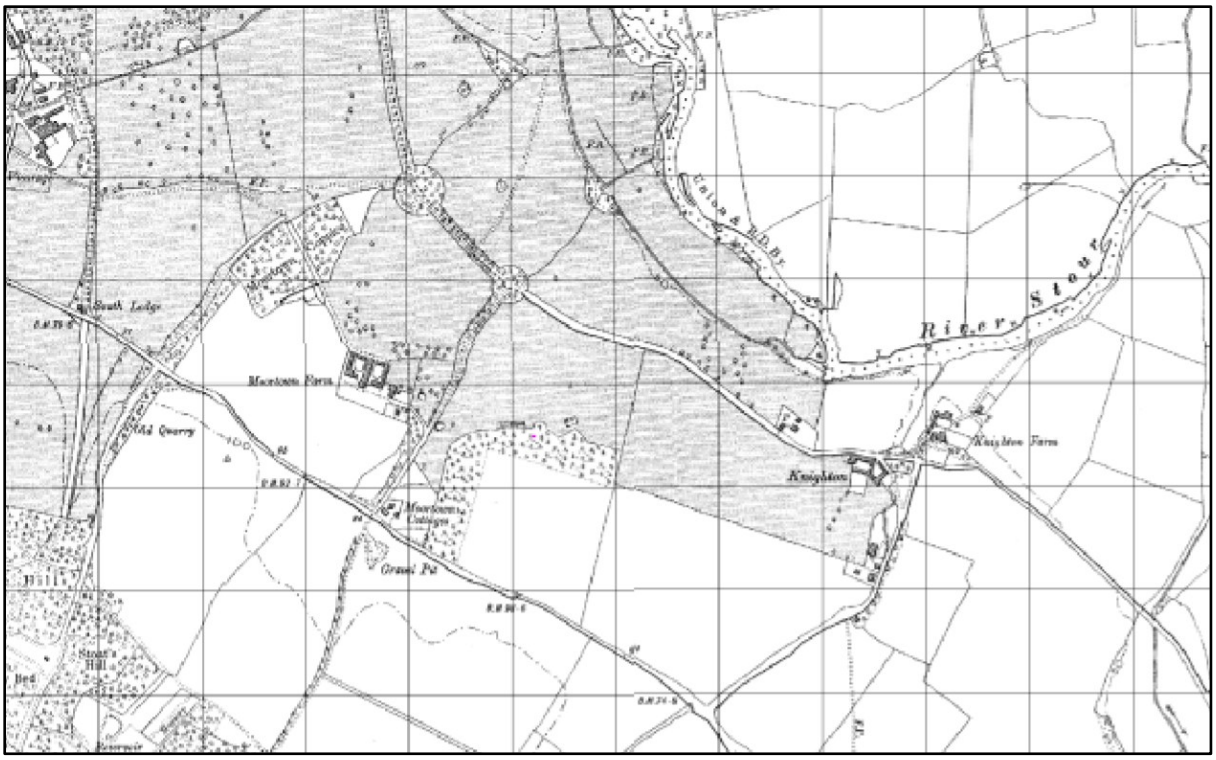
The Site is located to the southwest of the River Stour, sloping gently up from the river from 22m to 35m AoD. The Blackwater Stream bounds the Site to the north, flowing to the River Stour. The site is located within the coastal lowlands of tertiary clays and gravels of the River Stour, a tributary to the Solent River, and during the Lower and Middle Palaeolithic periods, a tributary to the Channel River through the Solent River, prior to sea levels rising. The British Geological Survey (BGS) records the area as belonging to the London Clay Formation, comprising clay, silt and sand overlain by head deposits. The soils are recorded as freely draining acidic loamy soils.

Whilst the Site is currently agricultural in character, western parts of the site formerly formed part of Canford Magna Golf Club (**Plate 5.1**). The south-eastern part of the Site referred to as Fruit Farm Field (through which the SANG link is located) is reported to have been subject to topsoil and subsoil strip to approximately 700m. The north-eastern parcel, referred to as Knighton Farm, below, is historically agricultural. Prior to the construction of the Golf course the Site formed part of Canford Park, a designed parkland landscape associated with Canford Magna. Whilst the historical connection has been severed for approximately 100 years, many of the surviving field boundaries and tree-lined avenue are associated with this historic landscape. The Site once formed part of a medieval deer park which is considered to have covered an area of c. 100 acres within the loop of the River Stour. However, as recorded in the Historic Environment Record (DHER MDO47471), no surviving earthworks are recorded.

[2] HER received from Claire Pinder, Dorset Historic Environment 20th June 2025

Plate 5.1: Current and recent land-uses within the Site

Plate 5.2: 1902 1:10,560 Ordnance Survey illustrating the extend of Canford Park



The Site is located within the Stour Valley, the terrace gravels of which known for their Lower to Middle Palaeolithic findspots; Mesolithic and Neolithic flint scatters and later prehistoric funerary and settlement activity. The Site has been subject to a number of archaeological

investigations which have recorded such activity within the site (**Figure 6.2**, **Appendix B**). The following provides a summary of the key investigations within the Site:

- The Stour Valley Gravels Project (SVGP) included excavations, watching briefs, fieldwalking and geophysical survey between 1984 and 1991. It has not been possible to accurately plot or characterise the various phases of investigation in relation to the Site as only summaries have been published in the Proc. Dorset Natural History Archaeological Society, with no illustrations (Horsey 1982, 183; Horsey and Jarvis, 1984, 114 & 1985, 163). It is also noted in the 1996 Wessex report, that 'detailed analysis of the large flint assemblages recovered from the Poole Museum Stour Valley Gravels Project has not been published'. The HER descriptions suggests that a combination of fieldwalking, topsoil stripping and excavation prior to gravel extraction has taken place within the vicinity of the Site.
- Archaeological works were conducted across the area of the proposed golf course development in the 1990s, focusing on areas that were to be disturbed by the golf course (EWX1322, EWX1632). These phases of work were directed by Phil Harding (Wessex Archaeology) and referenced as the Canford Magna (Golf Course) Project. Previous phases were referred to as the Knighton Golf Course. The golf course extends to the north of the Site, the following descriptions relate to archaeological investigations within the site only in order to quantify the level of archaeological testing across the Site. It is noted in the 1996 final report (Wessex Archaeology) that the evaluation strategy reflected the, 'minimal recontouring of the local landscape', as such trial trenching was targeted on those areas where ground was to be disturbed (i.e. sand-traps and pond features) (Wessex 1996, 3). This report also states that some areas of identified archaeology (for example the multi-period occupation in Plots F and G) were not subject to further mitigation, 'since re-design enabled development without incurring any ground disturbance (Wessex 1996, 6).

A review of the DHER records a number of sites and finds within the Site, however further assessment is required to confirm whether these represent remains that have been fully mitigated by record (excavated and removed), or remain in situ.

On current understanding, worst-case scenario should be assumed, which is that despite the late 20th century development within the site, there remains the potential for fragmentary below ground prehistoric to medieval archaeological evidence within the Application Site. Due to past impacts across the Site well-preserved remains of national significance are not expected that would be considered a planning or design constraint[3]

The desk-based assessment will be undertaken in accordance with relevant standards and guidance provided by the Chartered Institute for Archaeology (CIfA 2020) and Historic England. Principal baseline data would be obtained from the Dorset Historic Environment Record (DHER) and from Historic England's National Heritage List for England (NHLE). This data would be supplemented by a review of the following (as required):

- Fieldwork reports relating to previous proximate investigations.
- Review of Phase 1 and Phase 2 ground investigation reports, if available, to confirm areas and levels of past impacts.
- Other relevant publications and grey literature reports.
- Historic mapping, including estate, enclosure, tithe and early Ordnance Survey.

[3] The significance of an archaeological asset is assessed in terms of national, regional or local statutory or non-statutory protection and grading of the asset. For non-designated archaeological assets determination of significance will use the Secretary of State's non-statutory criteria and professional judgement.

- Aerial photography / satellite imagery.
- Geological and topographic data
- A site walkover survey; and
- Any other datasets relevant to determining archaeological potential and significance.

In relation to construction effects in relation to below ground archaeology, early consultation will be undertaken with the Archaeological Advisor once the extent and character of gravel extraction and previous archaeological investigation has been clarified, to establish whether any further pre-determination investigations are required at the Site.

5.5.1.2 Likely Effects

Construction phase

The construction phase of the proposed development will require ground-breaking and earth-moving works across the Application Site, including the foundations, utilities, draining and landscaping. Based on anticipated past impacts removing a substantial amount of surface archaeology across the Site, a low-medium Magnitude of Impact is expected, resulting in an overall Minor Significance of Effect (permanent / direct). Not significant in EIA terms.

Operation Phase

No below ground archaeological effects are expected during the operation phase of development. Potential effects to the setting and significance of heritage assets during operation phase will be discussed in the Built Heritage chapter.

5.5.1.3 Conclusions

Taking the above into account, it is anticipated that archaeology can be scoped out of full EIA, noting the requirement for a full archaeological desk-based assessment to be submitted with the planning application.

No significant environmental effects are considered likely in relation to below ground archaeology during construction or operation.

5.5.2 Climate Change

This section considers issues of Climate Change and Sustainability. It has been prepared by Phillippa Gatehouse BSc (Hons) MSc RTPI. Phillippa is a Senior Planner at Chapman Lily Planning with experience of managing and coordinating planning applications for urban development projects.

The NPPF clarifies that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. The planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the re-use of existing resources and support renewable and low carbon energy and associated infrastructure.

5.5.2.1 Baseline Conditions

The Application Site is predominantly undeveloped farmland, comprising a former golf course and pick your own farm. The current agricultural use requires regular fertiliser, being used primarily for the purpose of arable crops.

Vehicles accessing SANG Car Parks and AFC Bournemouth's Training Facility currently traverse through the site and a network of rights of way provide pedestrian access to Canford Park SANG and the wider Stour Valley Way.

5.5.2.2 Likely Effects

Potential impacts of the proposed development includes increased traffic emissions during and post construction, potential dust during construction, potential for increased risk from flooding due to change in hard surface cover combined with increased rainfall as a result of climate change and increased energy usage with regards to materials in construction and energy use in buildings post-construction.

Chapter 6.2 of this scoping report sets out known baseline conditions for Air Quality, Chapter 8.2; the baseline conditions for Ecology, chapter 10.2; the baseline conditions for Noise and Vibration and 12; Traffic and Transportation. Each individual discipline will be examining and seeking to mitigate the impacts of climate within their technical topic.

Energy use during construction and following occupation of the proposed development will result in the generation of carbon emissions. As set out in Chapter 6, given the upcoming requirements of the Future Homes Standard 2025, and Approved Document L to the Building Regulations, it is anticipated that provision of space-heating / hot water will be provided by electrical means with no associated localised combustion emissions to air. Therefore, it is not proposed to consider any building emissions associated with localised provision of space-heating / hot water within the scope of the EIA.

A Design Code will support the planning application and will incorporate good design principles. The Design Code will encourage the layout and orientation of individual units to be orientated to maximise solar gain in the winter and minimise it in the summer. Aligning roof pitches such that they face south enables better efficiency for solar PV (and possibly solar thermal) technology.

Measures will be identified in an energy and sustainability statement, to submitted alongside the planning application, which will ensure that the proposed dwellings, local centre and care home will be low carbon in operation and can adapt to climate change. No significant environmental effects are considered likely during construction or operation.

5.5.3 Ground Conditions

This assessment was completed by Charlotte Main. Charlotte has 9 years' experience in the contaminated land industry working on land quality projects across the UK. Charlotte has a degree in Geology and Physical Geography (MEarthSci), a MSc in Environmental Science and a Full Member (MIEnvSc) of the Institute of Environmental Science. Charlotte is a registered risk assessor (RSoBRA) for Human Health with the Society of Brownfield Risk Assessment.

5.5.3.1 Baseline Conditions

Current baseline conditions have been ascertained through the completion of a Preliminary Land Quality Risk Assessment (PLQRA) which includes

- A review of available map information obtained from sources including MAGIC website (www.magic.defra.gov.uk), British Geological Survey website (www.bgs.ac.uk)[4] and Google Earth.
- Purchase and review of an environmental database report and historical maps;

[4] British Geological Survey website (www.bgs.ac.uk (Accessed 07/06/2025)

- A site walkover survey to inspect and document the Site and its immediate surroundings undertaken by SLR on the 30th June 2025; and
- Provision of an interpretative, qualitative report including a Conceptual Site Model that explores the relationships between identified source, pathways and receptors of contamination.

The assessment has been undertaken in line with the Environmental Agency Land Contamination Risk Management (LCRM, 2025) and is based on the current outline scheme.

Site History

The Application Site has been in agricultural use from the earliest available mapping dated 1887 and has remained as such with the exception of the development of the north of the site as part of a golf course, "Canford Magna Golf Club" and mineral extraction to the south. The golf course comprised a driving range and a 9-Hole Course, included ponds and was in use between approximately 2000 to 2017. This involved topsoil and subsoil stripping across the site. Between 2018 and 2019, the course was restored to agricultural use, the ponds were subsequently infilled and land relevelled to original pre-construction contours.

The eastern parcel of the site (with the SANG link carved out) was subject to mineral extraction between 1980 and 1986. Following extraction, the area was infilled with inert material and reprofiled to restore levels.

Ground Conditions

There has been no previous ground investigation on site, however, based on the former use of the site, Made Ground is likely to be present. Beneath Made Ground superficial deposits are recorded as river terrace deposits and head deposits. The bedrock beneath the site is recorded as the London Clay Formation in the north and the Poole Formation in the south.

The river terrace deposits and underlying Poole Formation are classified by the EA as a secondary A aquifer and the head deposits a secondary undifferentiated aquifer. The London Clay formation is classified as unproductive strata.

Key Receptors

Based on a review of the Proposed Development and information obtained during the site walkover, the potential receptors were defined as:

- Human Health – Current site users, future construction workers and future site users (residents)
- Controlled Waters – Secondary bedrock and superficial aquifers; onsite surface water (drainage ditches).

5.5.3.2 Likely Effects

The Application Site is currently in use as agricultural land, and the Proposed Development would result in a change of use to primarily residential. To address the change in land use, the Proposed Development incorporates ecological, biodiversity, and landscape enhancements. As a result, the loss of agricultural land is not considered as a potential effect of the re-development.

The preliminary land quality risk assessment identified potential unacceptable risk to future construction workers (human health) from the infilled ponds located in the north of the site. The assessment recommended that a site investigation of this area was undertaken prior to the commencement of construction.

During the construction phase, breaking ground will be required and therefore exposing soils. The risk to the key receptors identified, including future construction workers and future site residents in addition to Controlled Waters were considered. The potential from exposure to contaminants present in soils (specifically Made Ground) to the key receptors will be low as the risk will have been mitigated through:

- The completion of a phase 1 (desk-based) land quality risk assessment.
- The completion of a targeted site investigation, i.e., phase 2 land quality risk assessment, and implementation of remedial actions if needed.
- The implementation of safe systems of work, including the use of PPE during the construction phase.

Any potential risks introduced during the development work would be managed through best practice on site that should be detailed in a CEMP for example dust suppression and control measures for pollution prevention, spillages (i.e. of oil, fuel of chemicals) or the generation of suspended solids during construction activities.

Following the completion of development through the planning regime, the site would be assumed to be “suitable for use” and therefore it would not pose a significant risk to human health or to the environment.

It is assumed therefore that unacceptable contamination, if present, would have been remediated in accordance with a Remediation Strategy and the site deemed suitable for use in a Verification Report.

During operation, maintenance workers should be made aware of any residual risks and follow safe systems of work, including if necessary the use of PPE.

5.5.3.3 Conclusions

In conclusion, no significant environmental effects are considered likely during construction or operation in relation to ground conditions. To support this, SLR will provide as part of the planning application the Preliminary Land Quality Risk Assessment (PLQRA). A site investigation of the infilled ponds in the north of the site has been recommended. This site investigation, and any remedial measures recommended, will be undertaken prior to the commencement of the development construction.

5.5.4 Human Health

SLR Consulting (‘SLR’) is conducting a Health Impact Assessment (HIA) for the Proposed Development, which has been led by Katie Harris, Managing Consultant and HIA Lead, who has over 10 years’ experience in undertaking health impact assessments for both planning applications as well local, regional and national plans and strategies. She has local experience, having previously worked on the integrated impact assessment (incorporating health and equalities) for the BCP Local Transport Plan.

5.5.4.1 Baseline Conditions

The baseline has considered the Lower Layer Super Output Area (LSOAs)[5], Wards and Local Authority level data from desk studies of the Proposed Development.

- **LSOAs**: Poole 001A
- **Wards:** Bearwood and Merley

[5] Represents a sub-ward geography and provided data for populations typically between 1,000-3,000 persons

- **Local Authority:** Bournemouth, Christchurch and Poole (BCP) Council

Where possible, the lowest study area level (in this case LSOA level) will be used.

The ward of Bearwood and Merley has a population of approximately 14,019 people, whilst BCP had a population of 400,192 people[6]. The largest population group within Bearwood and Merley is 50-64 years at 19.0%, similarly this is also the largest population group within BCP at 19.2%[7].

In BCP, life expectancy at birth for males is 79.3 years, and 83.9 years for females[8]. This is lower than the south west averages of 80.2 years for males and 84.0 years for females, and similar to the England average of 79.3 years for males, this figure is however, higher than the England average of 83.2 years for females.

Inequality in life expectancy at birth amongst males in BCP is 10.1 years, higher than both the regional and national averages of 8.0 years and 10.5 years respectively. For females, inequality in life expectancy at birth in BCP is 6.9 years, higher than the regional average of 5.9 years but lower than the national average of 8.3 years[8].

According to the Indices of Deprivation[9], the Poole 001A LSOA is amongst the 20% least deprived neighbourhoods in the country with regards to health deprivation.

In the ward of Bearwood and Merley, 17.2% of the population are considered disabled under the equality act, with 6.6% of people stating their day-to-day activities are limited a lot. This is in line with the England average of 17.3% of people considered disabled, however the proportion of people whose day-to-day activities are limited a lot is lower than the England average of 7.3%. Comparatively, in BCP, 18.5% of residents are considered disabled, with 7.7% of people stating their day-to-day activities are limited a lot[10].

Table 5.5 shows the general health of the population within Bearwood and Merley, BCP and England. Generally, health is broadly similar for ‘very good’ and ‘good’ health within Bearwood and Merley and BCP, however levels of ‘fair’, ‘bad’ and ‘very bad’ are lower in Bearwood and Merley.

Table 5.5: General Health[11]

General Health	Bearwood and Merley (%)	BCP (%)	England (%)
Very good health	47.5	47.5	48.5
Good health	35.4	34.1	33.7

[6] ONS (2021) Age by single year (wards). Available at: https://www.ons.gov.uk/datasets/TS007/editions/2021/versions/2/filter-outputs/4182fa76-04b3-45bb-98a1-378ce48ac17c#get-data.

[7] ONS (2023) How life has changed in Bournemouth, Christchurch and Poole: Census 2021. Available at: https://www.ons.gov.uk/visualisations/censusareachanges/E06000058/

[8] Fingertips (2023) Local Authority Health Profiles – Bournemouth, Christchurch and Poole. Available at: https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132701/pat/6/par/E12000009/ati/501/are/E06000058/iid/90366/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1

[9] UK Government (2019) English indices of deprivation 2019: mapping resources. Available at: https://www.gov.uk/guidance/english-indices-of-deprivation-2019-mapping-resources

[10] ONS (2021) Disability. Available at: https://www.nomisweb.co.uk/query/construct/summary.asp?menuopt=200&subcomp=

[11] ONS (2021) General Health. Available at: https://www.nomisweb.co.uk/query/construct/submit.asp?menuopt=201&subcomp=

General Health	Bearwood and Merley (%)	BCP (%)	England (%)
Fair health	12.6	13.1	12.7
Bad health	3.4	4.1	4.0
Very bad health	1.1	1.2	1.2

The proportion of adults in BCP who are overweight (including obese) is 62.8%, this is similar to the regional average of 62.7% and lower than the national average of 64.5%[8]. In year 6 children (aged 10-11 years) the prevalence of obesity (including severe obesity) in BCP is 19.7%, higher than the regional average of 19.1% but lower than the national average of 22.1%[8].

There are two GP surgeries located within 2km of the Application Site: The Harvey Practice and Banks and Bearwood Medical Practice. The Harvey Practice has a ratio of one GP per 1,608 patients whilst The Banks and Bearwood Practice has a ratio of one GP for 2,340[12], which is above the national standard of 1 GP per 1,800 patients[13]. Both surgeries are accepting new patients.

There are five primary schools located within 2km of the Application Site: Bearwod Primary and Nursery School, Elm Academy, Christ The King Catholic Primary School, Merley First School, and Hampreston C of E First School. There are two secondary schools located within 2km of the Application Site: Canford School, Oak Academy. Additionally, The White House School, a Special Educational Needs and Disabilities (SEND) school providing education for year 2 to year 6 children, borders the site off Magna Road.

There are multiple open spaces within 2km of the Site, and areas for recreation located around the site, including Canford Park Sports Pitches, Canford Park Suitable Alternative Natural Greenspace (SANG), and Canford Park. There is also a children's playpark located approximately 270m south of the Application Site.

Receptors

The following sensitive receptors will be considered within the health assessment:

- Publicly accessible routes and PRoW within the vicinity of the Application Site;
- Residential receptors;
- Local services/facilities and community buildings; and
- Open space and leisure receptors.

Within the sensitive receptors, human health has potential to have effects on vulnerable population groups that are most likely to experience health impacts arising from the Proposed Development. These include:

- People with a disability (i.e. physical, mental and learning);

[12] NHS (2025) General Practice Workforce Available at:
https://app.powerbi.com/view?r=eyJrIjoiZTEwODNkOTItZjVmYS00OTNjLWJhNDktNjdkYTRlOGY3Njg4IiwidCI6IjM3YzM1NGIyLTg1YjAtNDdmNS1iMjIyLTA3YjQ4ZDc3NGVlMyJ9

[13] Homes England (2023) Fact Sheet 4: New homes and healthcare facilities. Available at:
https://www.gov.uk/government/publications/new-homes-fact-sheet-4-new-homes-and-healthcare-facilities/fact-sheet-4-new-homes-and-healthcare-facilities#:~:text=and%20healthcare%20facilities.-,How%20do%20new%20homes%20affect%20demand%20for%20GPs?,the%20average%20national%20household%20size

- People with existing health conditions (i.e. those who may not be considered as disabled e.g. those with asthma)
- Minority ethnic groups (including Gypsies and Travellers); Socially isolated groups including those living in rural isolation;
- Children/young people;
- Older people; and
- Those who are unemployed or in low quality employment.
- Low-income groups; and
- Those who are homeless.

Likely Effects

During construction, residents of the surrounding area may experience disturbance as a result of construction activities. This includes temporary increases in noise, reduction in air quality and changes to visual amenity, which may impact the health of the population as a result of disturbance and exacerbations of existing health conditions, negatively impacting mental and physical wellbeing. There is no proposed alteration to surrounding Public Rights of Way (PRoW) during construction. If any diversions to road or pedestrian infrastructure are proposed during construction, this may impact upon the health of the local community by altering access to local routes, and facilities including open spaces, reducing the use of these routes and increasing journey times. However, as these effects are considered to be short-term, temporary, and communicated in advance to the local population, any effect is considered to be non-significant.

During operation, it is anticipated that the Proposed Development may positively impact upon human health as a result of improved infrastructure, homes and access to open space. Much of the improved infrastructure supports the additional population growth as a result of the Proposed Development. Therefore, any effects are not anticipated to be significant.

Conclusion

A standalone HIA will be undertaken for the Proposed Development, in line with Healthy Urban Development Unit (HUDU) Guidance[14] and assessment tool, which will consider the sensitive receptors and vulnerable groups listed above. The tool does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions.

Impacts on human health will also be considered in both the air quality and socio-economics assessments within the EIA. Therefore, it is anticipated that human health can be scoped out of full EIA, noting the HIA to be submitted with the planning application.

No significant environmental effects are considered likely during construction or operation.

5.5.5 Major Accidents and Disasters

This section has been prepared by Tom Wells BSc MSc FIEMA CEnv. Tom is a technical director within SLR's EIA team and has more than 20 years' experience of managing and coordinating EIAs for urban development projects.

[14] NHS, London Healthy Urban Development Unit. Health Impact Assessment. Available at: https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/

Baseline Conditions

There are no known Control of Major Accident Hazards (COMAH) sites within 500m of the Application Site.

Likely Effects

The Proposed Development is not one that has an inherently high risk from major accidents and disasters (natural disasters or COMAH sites). Furthermore, the Proposed Development does not include any land uses considered likely to result in major accidents or disasters, i.e. it is not a nuclear site or heavy industrial site that stores large quantities of fuels or explosive materials.

During construction, the risk of accidents will be appropriately mitigated by undertaking works in accordance with the measures set out in a Construction Environmental Management Plan (CEMP) and through the use of best practice health and safety measures on-site. During operation, the risk of vehicle accidents will be appropriately mitigated through the design of the site accesses, which will meet the required design standards and will be subject to a Road Safety Audit.

Conclusion

Significant effects in terms of major accidents and disasters are not anticipated during construction or operation. It is therefore proposed that this topic is scoped out of the EIA/ES.

5.5.6 Microclimate

This section considers issues of Sunlight, Daylight and Overshadowing (DSO), and wind microclimate. It has been prepared by Tom Wells BSc MSc FIEMA CEnv. Tom is a technical director within SLR's EIA team and has more than 20 years' experience of managing and coordinating EIAs for urban development projects.

Baseline Conditions

The Application Site is predominantly undeveloped farmland. The closest residential receptors to the boundary are Moortown Farmhouse South, Dairy Cottage, 1-8 Moortown Farm and 1-2 Magna Cottages, which are located to the east of the Hamworthy Club to the south of the Phase 3 parcel, and 36 - 39 Knighton Lane (north of the Phase 6 parcel and south of Phase 5 parcel). Other uses in the vicinity of the Application Site include commercial premises, such as Canford Magna Garden Centre and Superbuys, and the White House School (west of Phase 3b parcel).

Likely Effects

The magnitude of effects in terms of DSO and wind microclimate will be greatest during the operational phase, when buildings are fully constructed. Effects during construction will almost always be less than those experienced during operation.

The Proposed Development will comprise predominantly two storey residential dwellings, with buildings of up to four storeys (approximately 12m) within the Village Centre (Phase 3b). The buildings will be set back from the site boundaries so as to retain existing trees and hedgerows.

The focus of DSO in EIA is on surrounding receptors (i.e. those outside the site boundary) rather than the buildings proposed within a development, which are considered more of a design issue. Given the low-rise, two-storey buildings proposed in proximity to the nearest residential receptors at Moortown Farmhouse South, Dairy Cottage, 1-8 Moortown Farm and 1-2 Magna Cottages, which are set back from the boundary by approximately 40m (or more) and are also separated from the Application Site by trees and other vegetation, significant

environmental effects in terms of DSO are not envisaged. Whilst taller structures will be present in the Village Centre, nearby receptors (e.g. Canford Magna Garden Centre) are not considered sensitive to DSO effects.

Given the relatively low-rise and low-density buildings proposed, significant environmental effects on wind microclimate are not anticipated. Such effects are more relevant when considering taller buildings in a more urban context. It is anticipated that wind conditions will be suitable for the intended uses (walking, sitting etc.) during all weather conditions on all footpaths, cycleways and roads and within public spaces.

Conclusion

Significant effects in terms of DSO and wind microclimate are not anticipated during construction or operation. It is therefore proposed that this topic is scoped out of the EIA/ES and that no standalone technical studies are submitted to accompany the planning application.

5.5.7 Water Environment

This section has been completed by Alysha Searle, at SLR Consulting Ltd, and overseen by Nick Bosanko. Alysha Searle is an Associate Hydrologist at SLR and is a member of the Chartered Institute of Water and Environmental Management (CIWEM). She has over 4 years of experience assessing the hydrological, hydrogeological and flood risk impacts of developments across England and Scotland. Nick Bosanko is a Technical Director with SLR and has over 20 years' experience producing Flood Risk Assessments, Drainage Strategies and EIAs for a diverse range of developments in both the public and private sectors.

This section sets out preliminary baseline information on the water environment (hydrogeology, hydrology, flood risk and drainage) and considers the potential impacts on the water environment as a result of the Proposed Development and anticipated mitigation measures where required.

Baseline Conditions

Current baseline conditions have been ascertained through review of publicly available desktop sources, using a 1km study area from the Application Site.

The local area comprises an overall fall from the southwest to the northeast, towards the River Stour. Existing ground levels at the Application Site fall from a high point of 29.0m above Ordnance Datum (m AOD) in the southwest to 14.0m AOD along the northeastern boundary.

The nearest waterbodies are the River Stour, located approximately 100m northeast of the Application Site, two tributaries of the River Stour located within the Application Site, and Knighton Brook (otherwise known as Broad Work Brook), a tributary of the River Stour, located approximately 10m to the southeast of the Application Site at its closest point.

Designated Sites

There are no statutory designated sites within the water environment study area, or within 1km downstream of the Application Site.

Hydrogeology

Published British Geological Survey (BGS) geological mapping[15] indicates that the Application Site is underlain by bedrock geology comprising sand, silt and clay of the Poole Formation to the southwest and clay silt and sand of the London Clay Formation to the northeast. The bedrock geology is indicated to be overlain by varying superficial deposits: river terrace deposits to the northwest and southeast, head deposits along the tributaries of the River Stour, and alluvium deposits across the floodplain of the River Stour. Central areas of the Application Site have no recorded superficial deposits.

The soils at the Application Site are defined as '*freely draining slightly acid loamy soils*' with soils beneath areas closest to the River Stour defined as '*loamy and clayey floodplain soils with naturally high groundwater*'[16].

The London Clay Formation comprises rocks with essentially no groundwater and is designated as an Unproductive Aquifer. The Poole Formation can exhibit significant intergranular flow (moderately productive) and is designated as a Secondary A Aquifer; capable of supporting local water supplies and forming an important source of baseflow to rivers[17]. The overlying alluvium and river terrace deposits are designated as a Secondary A Aquifer, whilst the head deposits are designated as a Secondary (undifferentiated) Aquifer. As such, alongside deeper groundwater within the Poole Formation, a shallower water table may be present within the superficial deposits at the Application Site, which are likely hydraulically connected to the local watercourses.

The aquifers beneath the Application Site are part of the Lower Dorset Stour and Lower Hampshire Avon Water Body, which is monitored and assessed under Cycle 3 of the Water Framework Directive (WFD) and has a current (2019) overall classification of '*poor*'.

Local Hydrology

In 2024 the local area received an annual rainfall of approximately 1,161mm[18].

The Environment Agency (EA) catchment data explorer[19] indicates that the Application Site is located within the surface water catchment of the River Stour. The River Stour is monitored under Cycle 3 of the WFD, as part of the Stour (Lower) waterbody, and has a current (2022) overall classification of '*moderate ecological status*'.

Rainfall that lands on the Application Site is expected to drain via a combination of percolation to ground and, where the infiltration capacity of the underlying ground is exceeded, via overland runoff towards local watercourses. All Ordinary Watercourses which drain the Application Site are tributaries of the River Stour. The River Stour is designated by the Environment Agency (EA) as a Main River.

The Application Site is not located with a nutrient neutrality catchment. It is understood that foul water flows across the local area are managed by Wessex Water and are pumped into

[15] British Geological Survey. GeoIndex (onshore). Available online at: https://www.bgs.ac.uk/map-viewers/geoindex-onshore/ (Accessed: July 2025).

[16] Cranfield Environment Centre. Soilscapes Viewer. Available online at: https://www.landis.org.uk/soilscapes/ (Accessed: July 2025).

[17] British Geological Survey. Aquifer designation data. Available online at: https://www.bgs.ac.uk/datasets/aquifer-designation-data/ (Accessed: July 2025).

[18] Environment Agency. Rainfall Data Explorer: Alderney Rainfall Station. Available online at: https://environment.data.gov.uk/hydrology/station/e01eaf91-3a94-47d2-a987-d24706fec3bd (Accessed: July 2025)

[19] EA. Catchment Data Explorer. Available online at: https://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/12 (Accessed: July 2025).

the neighbouring Poole Catchment to the west. The Poole Catchment is designated as a nutrient neutrality catchment.

Flood Risk

The Application Site is located on land entirely within Flood Zone 1. Land adjacent to the northeastern boundary of the Application Site is within Flood Zone 3, associated with the natural floodplain of the River Stour. The Application Site is generally indicated to be at very low risk of surface water flooding (less than 0.1% chance of flooding each year). Three overland surface water flood flow routes are shown within or adjacent to the Application Site, associated with existing watercourses. Isolated areas of surface water ponding are shown across the Application Site where topographic depressions are present within the landscape.

A Flood Risk Assessment will be submitted with the planning application for the Application Site, which will assess all sources of flooding both to and from the Proposed Development, ensuring flood risk is suitably managed both now and over the development's lifetime, taking climate change into account.

Water Resources

The Application Site is located within Source Protection Zone (SPZ) Zone III - Total Catchment, associated with a South West Water groundwater abstraction located approximately 1km east of the Application Site, on the opposite side of the River Stour. Up to 4,977,000m^3 of groundwater is abstracted annually from the valley gravels for potable water supply[20]. As the abstraction is taken from the shallower water table within the valley gravels (river terrace deposits), groundwater at this location is likely to be hydraulically connected with the River Stour.

The Groundsure Report indicates that within the study area there are three additional groundwater abstractions and one surface water abstraction for spray irrigation and/or general farming and domestic uses. The abstractions are located either upslope or upstream of the Application Site.

The Application Site is located within the Bournemouth Water Resource Zone; the South West Water – Bournemouth area is classified by the EA as seriously water stressed.

Likely Effects

Potential Receptors

The initial baseline review has identified the following potential receptors:

- Shallow groundwater within superficial deposits;
- Deep groundwater within the Poole Formation;
- The River Stour and tributaries;
- Flood risk to land and properties downstream of the Application Site;
- South West Water Groundwater Abstraction;
- South West Water – Bournemouth Water Resource Zone; and
- Foul water sewer network and Poole Nutrient Neutrality Catchment.

[20] Groundsure (June 2025). Enviro+Geo Insight.

Construction Phase

Without mitigation there is potential for the following impacts on the water environment during construction:

- A direct impact on surface water and/or groundwater quality from sediment, pollution, fuel, concrete or other hazardous substances entering the downstream drainage system and/or watercourses and underlying groundwater body;
- A direct impact on surface water and groundwater flow paths and water levels from construction phase activities;
- Water quality deterioration within 'Main Rivers', potentially affecting the Stour (Lower) WFD assessment classification;
- Increased flood risk to areas downstream of the Application Site during construction through increased surface runoff from additional areas of impermeable surfaces;
- A direct impact on foul water drainage infrastructure;
- A direct impact on the South West Water - Bournemouth Strategic Water Resource Zone due to increased demand from construction phase activities; and
- An indirect impact on the South West Water potable groundwater abstraction as a result of direct impacts on water quality of the River Stour.

It is anticipated that construction impacts to the water environment will be controlled through;

- Application of a Construction Environmental Management Plan (CEMP), or similar, which will include good practice construction measures to prevent adverse impacts on surface water and groundwater quality and quantity;
- Appropriate phasing of the proposed operational drainage arrangements to manage increased surface water runoff and prevent increased flood risk downstream;
- Application of standoffs and protection of existing watercourses within the Application Site; and
- The use of a package treatment plant, adopted by Albion Water, to treat foul water flows on-site and prevent foul water flows from the Proposed Development entering the Poole Catchment.

Given the short-term nature of the construction phase and the inclusion of mitigation measures outlined above, it is considered unlikely that significant effects on the water environment from the construction phase would arise.

Operational Phase

Without mitigation there is potential for the following impacts on the water environment during the operational phase of the Proposed Development:

- A direct impact on surface water quality and/or groundwater quality due to surface water runoff from land associated with regular (and irregular) activities attributable to the proposed residential uses (e.g., vehicular movements, roof runoff etc.);
- Increased flood risk to areas downstream of the Proposed Development through increased surface water runoff due to the additional impermeable areas;
- A direct impact on foul water drainage infrastructure and the Poole Harbour Nutrient Neutrality Catchment due to increased foul water flows arising from the occupation of the Proposed Development;

- A direct impact on the South West Water - Bournemouth Strategic Water Resource Zone due to increased demand arising from the occupation of the Proposed Development; and
- An indirect impact on the South West Water potable groundwater abstraction as a result of direct impacts on water quality of the River Stour.

It is anticipated that any potential impacts to the water environment during the operational phase will be controlled through:

- The layout of the Proposed Development and offsets applied to any retained onsite watercourses;
- The use of Sustainable Drainage Systems (SuDS) for collecting, treating, controlling and discharging stormwater runoff from the Proposed Development. This will include regular inspection and maintenance of the surface water drainage infrastructure to ensure that these measures are effective through the projected lifetime of the Proposed Development; and
- The use of a package treatment plant, adopted by Albion Water, to treat foul water flows on-site and prevent foul water flows from the Proposed Development entering the Poole Harbour Catchment.

Given an appropriate Proposed Development layout and SuDS design that effectively address hydraulic controls and water quality concerns while maximizing amenity and biodiversity opportunities, it is considered unlikely that significant effects on the water environment from the operation and maintenance phase would arise.

Conclusion

No significant environmental effects on the water environment are considered likely during construction or operation.

Prior to any construction activities at the Application Site, a Construction Environmental Management Plan (CEMP) that is compliant with relevant industry guidance will be prepared. The CEMP will incorporate measures to safeguard the quality and quantity of local surface water and groundwater, and should be secured by a suitably worded pre-commencement planning condition.

A Flood Risk Assessment will be submitted with the planning application for the Application Site to provide a comprehensive assessment of the risk of flooding from all sources both to and from the Proposed Development, ensuring flood risk is suitably managed both now and over the developments life time, taking climate change into account. The Flood Risk Assessment will include an outline Drainage Strategy to ensure surface water runoff from the Proposed Development is suitably managed using SuDS. Detailed drainage design should be submitted as part of a future reserved matters application, and secured by a suitably worded planning condition. A shadow Habitats Regulation Assessment will accompany the application and address any residual impacts upon the Poole Harbour nutrient catchment.

6.0 Air Quality

6.1 Introduction

The EIA will consider the potential for the Proposed Development to influence local air quality during both the construction and operational phases.

This assessment has been undertaken by Graeme Blacklock, Technical Director at SLR Consulting. Graeme has over 20 years' experience in air quality and is a Member of the Institute of Air Quality Management and a Chartered Environmentalist.

6.2 Known Baseline Conditions

6.2.1 Local Air Quality Management

BCP Council has not declared an Air Quality Management Area (AQMA) within their administrative area. The Application Site is located within proximity to Dorset Council's (DC) administrative area, the boundary of which is located a minimum of c0.4km to the north-west of the Application Site. DC presently has declared 1 AQMA (termed the 'Chideock AQMA'), however, this is located c.56km to the west of the Application Site and, therefore, does not represent a constraint.

6.2.2 Local Air Quality Monitoring

BCP Council currently undertake air quality monitoring at numerous locations within its administrative area, and report on an annual basis as part of the Air Quality Annual Status Report (ASR). The latest publicly available report is the 2024 Air Quality ASR[21], which reports monitoring data and statistics over the period 2019 – 2023. As reported within the ASR, existing baseline air quality is recorded by BCP Council using a network of automatic monitors (at 2 locations) and passive diffusion tubes (at 82 locations). The closest monitors to the Application Site are passive diffusion tubes:

- 'P26, Canford Village' – located approximately 0.3km to the north, and of a 'roadside' classification[22];
- 'P25, 94 Magna Road' – located approximately 0.7km to the east, and of a 'kerbside' classification[23]; and
- 'B5, Wimborne Road. Kinson' – located approximately 2.5km to the east, and of a 'roadside' classification.

Baseline nitrogen dioxide (NO_2) concentrations at these monitoring locations have not been above the annual mean Air Quality Assessment Level (AQAL) (i.e. 40µg/m^3) over the period 2019 – 2023. In 2023, annual mean NO_2 concentrations were:

- 'P26': 10.7µg/m^3, representing 26.8% of the annual mean AQAL;
- 'P25': 17.9µg/m^3, representing 44.8% of the annual mean AQAL; and
- 'B5': 21.7µg/m^3, representing 54.3% of the annual mean AQAL.

[21] Bournemouth, Christchurch and Poole Council; 2024 Air Quality Annual Status Report, June 2024.

[22] 'Roadside' classification defined by LAQM.TG(22) as: "*A site sampling typically within one to five metres of the kerb of a busy road (although distance can be up to 15 m from the kerb in some cases)*".

[23] 'Kerbside' classification defined by LAQM.TG(22) as: "*A site sampling within one metre of the kerb of a busy road*".

All 2023 annual mean NO_2 baseline concentrations in proximity to the Application Site are therefore 'well-below' the AQAL (i.e. <75% of the AQAL).

The closest automatic monitor is located c.8.5km to the east-south-east of the Application Site. This includes automatic monitoring for particulate matter (as $PM_{2.5}$) concentrations. Given the distance between the automatic monitor and the Application Site, any monitored concentrations are not considered representative and have been discounted. However, it is noted that monitored $PM_{2.5}$ concentrations are below the annual mean AQAL (i.e. 20µg/m^3).

BCP Council do not undertake any particulate matter (as PM_{10}) monitoring within their administrative area.

Wider baseline air quality monitoring data may be considered once the extent of the 'affected road network' is understood.

6.2.3 Background Concentrations

Department for Environment, Food and Rural Affairs (Defra) provide background concentrations of NO_2, PM_{10} and $PM_{2.5}$ across the UK for 1km x 1km grid squares, based upon a reference year of 2021 (the year in which comparisons between modelled and monitoring data are made). The maximum 2025 annual mean background concentrations for the grid squares which cover the Site are presented in **Table 6.1**. All of the mapped background concentrations presented are "well-below" (i.e. <75%) the respective annual mean AQALs.

Table 6.1: Defra Mapped Background Pollutant Concentrations

Year	Annual Mean Concentration (µg/m^3)		
	NO_2	PM_{10}	$PM_{2.5}$
2025	7.33 (A)	10.5 (B)	6.38 (A)
AQAL	***40***	***40***	***20***
Note: (A) Grid square: x403500, y97500. (B) Grid square: x404500, y97500.			

6.2.4 Dust

From a review of aerial imagery, notable potential sources of dust include the construction works associated with the Taylor Wimpey Canford Vale development currently under construction, to the east of the Application Site. However, dust emissions from this source are anticipated to be appropriately mitigated in accordance with the respective Construction Environmental Management Plan (CEMP).

6.3 Key Issues and Requirement for Assessment

The Proposed Development has the potential to impact local air quality during both the construction and operational phases.

6.3.1 Construction Phase

Construction phase air quality effects can arise from the emission of nuisance dust and particulate matter (as PM_{10} and $PM_{2.5}$) associated with demolition, earthworks, construction and trackout activities. To a lesser extent, construction phase air quality effects can arise from construction vehicles including road traffic emissions and on-site plant. The effects of construction works will generally be short-term and temporary.

Dust emissions arising from the construction phase of the Proposed Development have the potential to effect sensitive receptor locations up to 250m from the Application Site boundaries, and up to 50m from the edge of the roads where construction vehicles are likely to travel, up to 250m from the Application Site entrances. Ecological receptors up to 50m from the Application Site boundaries, and up to 50m from the edge of the roads where construction vehicles are likely to travel, up to 250m from the Application Site entrances, also have the potential to be affected. Despite this, the majority of the deposition occurs within 50m.

Existing residential dwellings, including those under construction on the adjacent Canford Vale site, would constitute receptors of 'high' sensitivity to potential nuisance construction dust impacts. However, background PM_{10} concentrations are sufficiently low enough that construction dust health impacts are unlikely to occur as a result of particulate matter emissions.

Construction activities will be carried out in accordance with a CEMP which will be inclusive of dust mitigation measures determined by a commensurate risk-based assessment.

Any emissions arising from construction vehicles and on-site plant will be temporary and of a low volume when compared to the operational phase vehicle trips. Legislation requires for emission controls to be applied to on-site construction plant.

6.3.2 Operational Phase

When operational, the predominant source of air pollution will be from road traffic emissions associated with the Application Site. Emissions associated with development trips will have the potential to impact local air quality, notably concentrations of NO_2, PM_{10} and $PM_{2.5}$, which are the main pollutants of concern arising from road traffic emissions. Receptors within the locale and adjacent to the 'affected road network' include existing residential dwellings.

Further, the Application Site has the potential to introduce new locations of relevant exposure to the AQALs, which require consideration in relation to the operation of the Canford Resource Park.

With regard to designated ecological sites, the IAQM Nature guidance requires consideration of emissions from road traffic to be given where development trips are predicted to occur on roads within 200m of a designation, where habitats are potentially sensitive to air pollution. Operational phase development trips can impact upon sensitive habitats through ambient concentrations of oxides of nitrogen (NOx) and nitrogen and acid deposition. Of note are the Dorset Heaths Special Area of Conservation (SAC) / Special Protection Area (SPA), Dorset Heathlands Ramsar, Canford Heath Site of Special Scientific Interest (SSSI), Bourne Valley SSSI / Local Nature Reserve (LNR), Ferndown Common SSSI, Moors River System SSSI, Millhams Mead LNR, Stour Valley LNR, Redhill Common LNR. These designations are in relative proximity to the Application Site. A review of the distributed operational phase trip generation will be required to fully identify potential ecological receptors of relevance and inform further assessment requirements.

6.3.3 Scoped Out

Given the likely short-term nature of the construction phase, and the low volume of vehicle movements that will likely arise on a daily basis[24], there is not considered to be any potential for significant air quality effects arising from road traffic emissions during the construction phase of the Proposed Development. Therefore, it is not proposed to consider construction phase road traffic emissions within the scope of the EIA.

[24] When compared to the operational phase, for which it is proposed a detailed assessment will be undertaken.

With regard to construction phase Non-Road Mobile Machinery (NRMM), IAQM guidance[25] states that "*experience of assessing the exhaust emissions from on-site plant (NRMM) and site traffic suggests that they are unlikely to make a significant impact on local air quality, and in the vast majority of cases they will not need to be quantitatively assessed*". On this basis, it is considered unlikely that significant air quality effects from NRMM emissions will occur during the construction phase of the Proposed Development. Therefore, it is not proposed to consider construction phase plant (as NRMM) emissions within the scope of the EIA.

A series of underground, self-contained package treatment plants are proposed to store and provide preliminary treatment for foul-water flows generated by the Proposed Development. These units are designed to operate without emitting odours into the atmosphere. Periodic emptying of the treatment plants will be necessary; however, this will be managed through a displacement process, allowing tankers to achieve vacuum pressure while travelling to the Application Site. As there is no potential for odour emissions from the treatment plants, associated odour impacts are not proposed to be included within the scope of the EIA.

Given the upcoming requirements of the Future Homes Standard 2025, and Approved Document L to the Building Regulations, it is anticipated that provision of space-heating / hot water will be provided by electrical means with no associated localised combustion emissions to air. Therefore, it is not proposed to consider any building emissions associated with localised provision of space-heating / hot water within the scope of the EIA.

A summary of the potential significant effects to be considered within the air quality Chapter are presented in **Table 6.2**

The intent of this section of the scoping request is not to provide a detailed appraisal of likely impact (this will be provided within the ES), but rather to determine whether individual elements should be included within the ES scope.

Table 6.2: Summary of Potential Significant Effects – Air Quality

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Potential increase in dust and PM_{10} generated by on-site construction activities that have the potential for direct effects at human and ecological receptors present within the IAQM screening distances (i.e. 250m and 50m, respectively)	All	Negligible (with mitigation)	Yes – included
Potential increase in construction phase road traffic emissions and impacts at receptors within 200m of the road network	All	Negligible	No – not included
Construction plant (as NRMM) emissions	All	Negligible	No – not included

[25] IAQM, Guidance on the Assessment Dust from Demolition and Construction, v2.2, January 2024.

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Operational phase building emissions from provision of on-Site space-heating / hot water	All	Negligible	No – not included
Operational phase road traffic emissions (existing and proposed receptors), including, as relevant, a constraints assessment from combustion emissions	All	Large	Yes – included
Operational phase road traffic emissions (ecological receptors)	All	Large	Yes – included

6.4 Assessment Methodology

6.4.1 Proposed study area extent

Differing study areas will be defined for consideration within the construction phase and operational phase assessments. These are further defined below.

Construction Phase Dust

The first stage of the assessment involves a screening review to determine if there are sensitive receptors within threshold distances of the Application Site activities associated with the construction phase of the scheme. A detailed assessment is required where a:

- Human receptor is located within 250m of the Site, and/or within 50m of routes used by construction vehicles, up to 250m from the Site entrance(s); and/or
- Ecological receptor is located within 50m of the Site, and/or within 50m of routes used by construction vehicles, up to 250m from the Site entrance(s).

Operational Phase Road Traffic Emissions – Human Receptors

Road vehicle trips associated with the operational phase of the Proposed Development will provisionally be compared to the indicative criteria (the 'criteria') as presented within the Environmental Policy Implementation Community (EPIC) & IAQM Guidance[39] (i.e. >500 Light-Duty Vehicles (LDV: <3.5t) as an Annual Average Daily Traffic (AADT) flow and/or >100 Heavy-Duty Vehicles (HDV: >3.5t) as an AADT flow for areas outside of an AQMA.

Operational Phase Road Traffic Emissions – Ecological Receptors

Any ecological receptors identified as being within 200m of the 'affected road network', and which include relevant air quality sensitive habitats, will provisionally be screened following the approach defined by the IAQM[40] and the Joint Nature Conservation Committee (JNCC)[43], as relevant.

6.4.2 Legislation, standards and guidance

The following legislation relevant to air quality will be utilised within the ES:

- The Air Quality Standards Regulations 2010 (AQSR 2010) and Subsequent Amendments – transposed from EU Ambient Air Quality Direction (2008/50/EC) and the Fourth Daughter Direction (2004/107/EC)[26];
- The Environment Act 1995[27] and the Environment Act 2021[28];
- The Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020[29];
- The Environmental Targets (Fine Particulate Matter) Regulations 2023[30];
- The Environmental Protection Act 1990[31];
- The Conservation of Habitats and Species Regulations 2017[32];
- The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way (CRoW) Act 2000)[33]; and
- Natural Environment and Rural Communities Act (NERC) 2006[34].

The following guidance relevant to air quality will be utilised within the ES:

- Defra: Local Air Quality Management Technical Guidance (LAQM.TG(22))[35];
- Defra: COVID-19: Supplementary Guidance. Local Air Quality Management Reporting in 2021[36];
- Defra: $PM_{2.5}$ Targets: Interim Planning Guidance[37];
- National Highways: Design Manual for Roads and Bridges (DMRB) LA 105 Air Quality (Vertical Barriers)[38];
- EPIC (previously Environmental Protection UK (EPUK)) and IAQM: Land-Use Planning and Development Control: Planning for Air Quality[39];

[26] The Air Quality Standards Regulations (England) 2010, Statutory Instrument No 1001, The Stationary Office Limited. This sets out the applied Air Quality Assessment Levels (AQALs), which are: nitrogen dioxide (NO_2) annual mean concentration of 40µg/m^3, and 1-hour mean concentration (not to be exceeded on more than 18 occasions per annum) of 200µg/m^3; particulate matter with an aerodynamic diameter of <10µm (PM_{10}), annual mean concentration of 40µg/m^3, and 24-hour mean concentration (not to be exceeded on more than 35 occasions per annum) of 50µg/m^3.

[27] The Environment Act 1995. Available at: https://www.legislation.gov.uk/ukpga/1995/25/contents.

[28] The Environment Act 2021: Available at: https://www.legislation.gov.uk/ukpga/2021/30/contents.

[29] The Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020, Statutory Instrument No. 1313, The Stationary Office Limited. This sets out the applied AQAL specific to particulate matter with an aerodynamic diameter of <2.5µm ($PM_{2.5}$) which is: annual mean concentration of 20µg/m^3.

[30] The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023. UK Statutory Instruments 2023 No. 96.

[31] The Environmental Protection Act 1990. Available at http://www.legislation.gov.uk/ukpga/1990/43/contents.

[32] UK Government, Statutory Instrument No. 490, The Conservation of Habitats and Species Regulations, (2017). UK Government, Statutory Instrument No. 490, The Conservation of Habitats and Species Regulations, (2017).

[33] UK Government, Wildlife and Countryside Act, (1981).

[34] UK Government, Natural Environment and Rural Communities Act, (2006).

[35] Local Air Quality Management Technical Guidance (22), Published by Defra in partnership with the Scottish Government, Welsh Government and Department of Agriculture, Environment and Rural Affairs. May 2025.

[36] Defra and the Greater London Authority, COVID-19: Supplementary Guidance. Local Air Quality Management Reporting in 2021. April 2021.

[37] Defra, PM2.5 Targets: Interim Planning Guidance, (2024).

[38] National Highways, DMRB, LA 105 – Air Quality (Vertical Barriers), (2024).

[39] EPIC and IAQM, Land-Use Planning and Development Control: Planning for Air Quality, v1.2 2017.

- IAQM: A Guide to the Assessment of Air Quality Impacts on Designated Nature Conservation Sites[40] ('IAQM Nature guidance');
- IAQM: Guidance on the Assessment Dust from Demolition and Construction[41]; and
- IAQM: Use of 2020 and 2021 Monitoring Datasets[42]; and
- JNCC: Guidance on Decision-making Thresholds for Air Pollution[43].

6.4.3 Approach to the baseline assessment

To inform the assessment and obtain appropriate baseline information for the area encompassing the Application Site, a preliminary review of available air quality information will be completed. This will include further review of the data sources as described in Section 6.2.

Baseline information to inform the assessments will be sought from BCP C Local Air Quality Management (LAQM) reports and Defra mapped background concentrations. A desktop study will be undertaken to evaluate the baseline information and the locations of sensitive receptors for inclusion within the respective assessments. The finer details of the assessments will be discussed with the Environmental Health Officer (EHO) at BCP Council in separate email communication.

6.4.4 Summary of Key Information

The key information required to inform the impact assessment of the Proposed Development is as follows:

Construction Phase:

- Volume of existing buildings / structures to be demolished;
- Total area of the site;
- Total volume of buildings to be constructed; and
- Number of construction phase HDV movements per day.

Operational Phase:

- Baseline traffic flows (AADT and HDV percentage);
- Do minimum scenario (AADT and HDV percentage, future year inclusive of any relevant committed development trip generation, with no development traffic); and
- Do something scenario (AADT and HDV percentage, future year inclusive of any relevant committed development trip generation, with development traffic).

6.4.5 Assessment of impact

The main sources of the pollutants of concern (NO_2, PM_{10}, $PM_{2.5}$ and nuisance dust) constitute road traffic and construction activities. The impacts of these will be assessed via a Construction Phase Dust Assessment and, where relevant against the 'indicative criteria' prescribed within the EPIC & IAQM guidance, an Operational Phase Detailed Road Traffic Emissions Assessment.

[40] IAQM, A guide to the assessment of air quality impacts on designated nature conservation sites, v1.1, 2020.

[41] IAQM, Guidance on the Assessment Dust from Demolition and Construction, v2.2, January 2024.

[42] IAQM, Use of 2020 and 2021 Monitoring Datasets, v1.1, December 2023.

[43] JNCC, Guidance on Decision-Making Thresholds for Air Pollution, JNCC Report No.696 (Main Report), (2021).

6.4.5.1 Construction Phase Dust Assessment

A qualitative construction phase dust assessment will be undertaken in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction[25]. The assessment will consider the magnitude of dust emissions associated with demolition, earthworks, construction and trackout activities, in conjunction with the sensitivity of the surrounding area, to determine the level of risk in order to identify the required level of mitigation.

6.4.5.2 Operational Phase Road Traffic Emissions Assessment – Human Receptors

As described in Section 6.4.1, road vehicle trips associated with the operational phase of the Proposed Development will provisionally be compared to the indicative criteria (the 'criteria') as presented within the EPIC & IAQM Guidance[39]. Where the applicable criteria are not exceeded, a numerical screening assessment of development trips will be completed.

Where development trips are in excess of the criteria defined, a detailed assessment of road traffic emissions will be undertaken utilising the ADMS-Roads atmospheric dispersion modelling software to predict pollutant concentrations at locations of relevant exposure.

Annual mean concentrations of NO_2, PM_{10} and $PM_{2.5}$ will be predicted at existing and proposed sensitive receptor locations and compared against the relevant AQALs. Compliance with the 1-hour mean NO_2 and 24-hour mean PM_{10} AQALs will be assessed following LAQM.TG(22).

The selection of receptors for inclusion within the operational phase assessment will be based upon those roads projected to witness a 'significant' change in traffic flow, as defined by criteria within EPIC & IAQM guidance, and based upon the extent of roads considered as part of the Transport Impact Assessment. Proposed onsite receptors of relevant exposure to the AQALs will be selected using a precautionary approach based upon proximity to the 'affected road network' and would inform a site-suitability assessment.

Road traffic emissions of NOx, PM_{10} and $PM_{2.5}$ will be calculated from the most up-to-date Emissions Factors Toolkit (EFT) published by the Defra, presently v13.1. Modelling will be undertaken with appropriate 'do minimum' and 'do something' scenarios.

Modelled concentrations will be verified using monitoring data in the Proposed Development locale (as referred to above) in line with the methodology outlined within LAQM.TG(22).

6.4.5.3 Operational Phase Road Traffic Emissions Assessment – Ecological Receptors

As described in Section 6.4.1, any ecological receptors identified as being within 200m of the 'affected road network', and which include relevant air quality sensitive habitats, will provisionally be screened following the approach defined by the IAQM guidance and the JNCC, as relevant. Where the applicable criterion is not exceeded, a numerical screening assessment of development trips will be completed.

Where the criteria are exceeded, detailed dispersion modelling will be undertaken using the ADMS Roads dispersion model to predict NOx impacts associated with road traffic emissions arising from the Proposed Development's trip generation, with corresponding 'do-minimum' and 'do-something' scenarios. The assessment will follow the 'simple assessment' procedure outlined in the IAQM Nature guidance to calculate the change in annual mean NOx concentrations to the Critical Level, and contributions to the nutrient nitrogen and acid Critical Loads in the Proposed Development opening year.

6.4.5.4 Operational Phase Constraints Assessment – Human Receptors

As referenced above in Section 6.3.2, the Application Site is located in proximity to the Canford Resource Park. A review of the Air Quality Assessment submitted in support of the planning application for the Canford Resource Park will be undertaken to establish predicted Process Contributions at considered receptor locations corresponding to the Site. To provide a cumulative assessment, predicted Process Contributions from the operation of the Canford Resource Park will be included within the predicted long-term annual mean concentrations at proposed receptor locations. This will be limited to consideration and cumulative assessment of NO_2, PM_{10} and $PM_{2.5}$ Process Contributions / concentrations.

6.4.6 Cumulative Effects

During the construction phase, cumulative effects can arise where committed development are being constructed concurrently or sequentially with the Proposed Development, if the committed developments and the Proposed Development share sensitive receptors within 250m of one other.

To ensure an assessment of cumulative effects during the operational phase road traffic emissions assessment, trip generation / distribution associated with relevant committed developments will be included within the applied future year traffic data. This will ensure predicted absolute concentrations are inclusive of the additional road traffic associated with wider committed development, in addition to wider future traffic growth. Where any ecological receptors comprising ‘European’ habitats are identified, relevant ‘in-combination’ trip generation will be considered from committed developments and local plan allocations as required by the IAQM Nature guidance[40].

6.4.7 Assessment of Significance

6.4.7.1 Construction Phase Dust Assessment

The assessment of construction phase dust will consider a risk-based approach to identify appropriate and required mitigation measures. In accordance with IAQM guidance, providing effective mitigation measures are implemented, construction dust effects are considered to be ‘not significant’.

6.4.7.2 Operational Phase Road Traffic Emissions Assessment – Human Receptors

The overall significance of the 'effect' at existing human receptors will be determined based upon the applied EPIC & IAQM guidance[39], which includes the application of professional judgement.

6.4.7.3 Operational Phase Road Traffic Emissions Assessment – Ecological Receptors

The overall significance of the 'effect' at ecological receptors will be determined based upon the applied IAQM guidance[40]. The overall significance of effect of any impacts predicted to be >1% of the applied criteria will be discussed within the ecology chapter.

6.4.7.4 Operational Phase Constraints Assessment – Human Receptors

In conjunction with the assessment of *Operational Phase Road Traffic Emissions Assessment – Human Receptors*, the overall significance of the 'effect' at proposed human receptors will be determined based upon EPIC & IAQM guidance[39] and based upon any predicted exceedances of the applied AQALs.

6.4.8 Determination of mitigation

6.4.8.1 Construction Phase

The construction phase dust assessment, undertaken in accordance with the IAQM guidance, will provide a series of commensurate mitigation measures based upon the defined risk. It is not possible to determine the full extent of the mitigation measures prior to undertaking the assessment. However, the mitigation measures presented within the ES following the assessment will be suitable for inclusion within a CEMP.

6.4.8.2 Operational Phase

Prior to undertaking an appropriate assessment, it is not possible to advise on the required mitigation measures. Nonetheless, it is understood that the Proposed Development will include provision for Electric Vehicle (EV) charging points commensurate with the requirements of Approved Document S: Infrastructure for Charging Electric Vehicles of the Building Regulations. In addition, the Proposed Development will be in accordance with the 2025 Future Homes Standard, whereby heating and hot water provision will be provided by electrical means with no associated localised combustion emissions to air.

Furthermore, a Travel Plan will be provided inclusive of measures to encourage future residents to switch to more sustainable modes of transport and reduce reliance on private car use. This will have a benefit on local air quality as it will promote fewer vehicle trips on the local road network.

6.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?
- Do consultees agree with the use of the EPIC & IAQM Planning guidance for the air quality assessment methodology and assessment of significance at human receptors?
- Where a detailed assessment of operational phase impacts at habitats within ecological designations is required, do consultees agree to limit the assessment to consideration of NOx road traffic emissions?

7.0 Built Heritage

7.1 Introduction

This assessment has been undertaken by Helen MacQuarrie, Principal Consultant SLR Consulting. Helen has over 20 years heritage and EIA experience and is a Member of the Chartered Institute for Archaeologists (MCIfA).

This scoping chapter considers potential effects on Built Heritage which includes architectural and historic landscape elements. Scoping has been informed by a review of the following sources:

- Historic England's GIS datasets for all assets included on the National Heritage List for England (NHLE)
- Dorset HER[44]; and
- A site walkover and settings assessment.

A review of the baseline conditions, see below, confirmed that the Site contains no designated heritage assets. The Site lies immediately adjacent to the Canford Magna Conservation Area and has a number of Grade II listed and locally listed assets located within the immediate vicinity of the Site.

The Built Heritage chapter will consider the potential physical and non-physical effects of the Proposed Development upon known and potential designated and non-designated heritage assets during the demolition, construction and operational phases. It will be supported by a Heritage Statement (HS).

7.2 Known Baseline Conditions

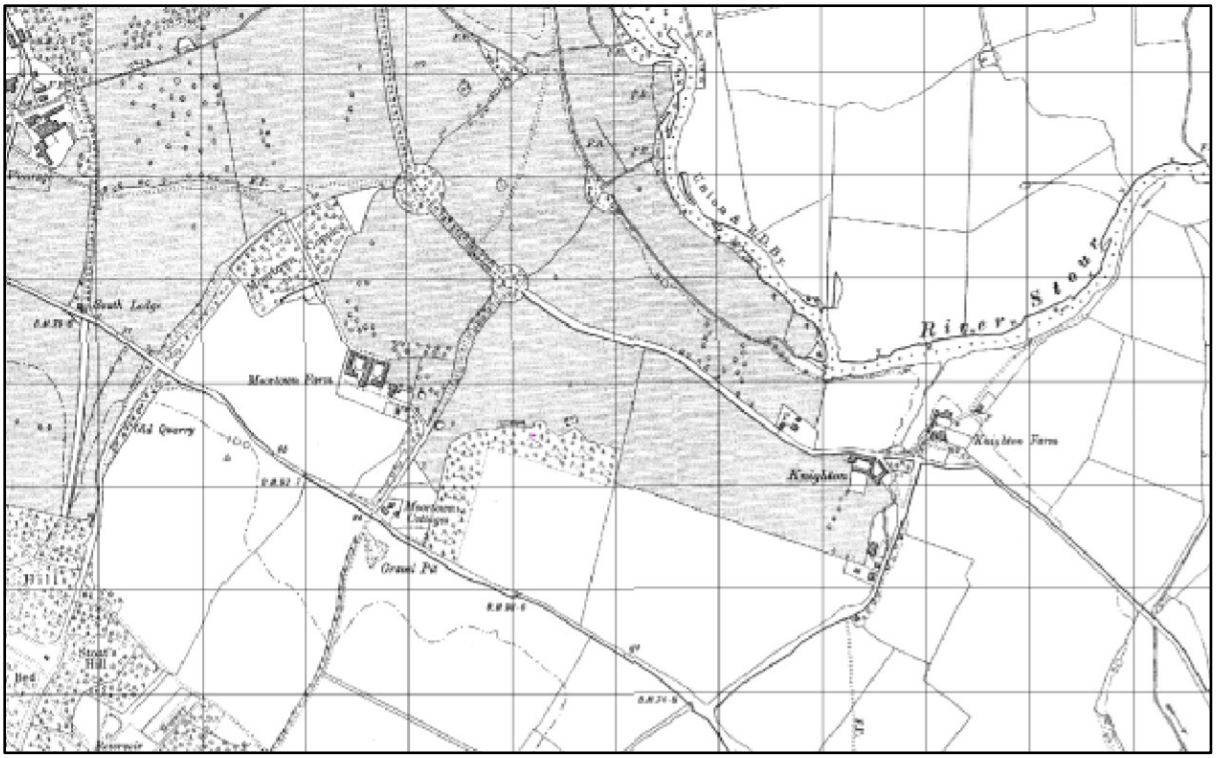
The Application Site is bound to the north by the Canford Park Suitable Alternative Natural Greenspace (SANG); to the east by the River Stour; to the south by Knighton Lane the A341/Magna Road a well-established screening belt to Canford Magna Garden Centre and Business Park and residential built form fronting Moortown Drive; and to the west by the AFC Bournemouth's Training Facility. It lies on relatively flat lowlands within the Dorset Heaths.

The Site is located to the southwest of the River Stour, sloping gently up from the river from 22m to 35m AOD. The Blackwater Stream bounds the Site to the north, flowing to the River Stour.

Whilst the Site is currently agricultural in character, western parts of the site formerly formed part of Canford Magna Golf Club. Prior to the construction of the Golf course the Site formed part of Canford Park, a designed parkland landscape associated with Canford Magna. Whilst the historical connection has been severed for approximately 100 years, many of the surviving field boundaries and tree-lined avenue are associated with this historic landscape. The Site once formed part of a medieval deer park. However, as recorded in the Historic Environment Record (DHER MDO47471), no surviving earthworks are recorded.

[44] HER received from Claire Pinder, Dorset Historic Environment 20th June 2025

Plate 7.1: 1902 1:10,560 Ordnance Survey Illustrating the Extent of Canford Park



In relation to built heritage the following assets are identified in close proximity to the Site (mapped on **Figure 6.1, Appendix B**):

- The Canford Magna Conservation Area is located immediately west of the Site. Whilst existing woodland screens intervisibility between the Site and Conservation Area and the historical connection with the Site has been eroded, the Site forms part of the wider rural setting of the Conservation Area.
- 44 and 45 Knighton Lane (NHLE 1217492) and Locally Listed 43 Knighton Lane (LLB 3) are located off Knighton Lane which lies immediately east of the Site.
- Grade II Listed Granary NW of Knighton House (NHLE 1431765) and Locally Listed Knighton Farm Barns (LLB4) are located to the north-east of the Site (Knighton Farm Barns is subject to a separate consented scheme for re-development).
- Moortown Farm on Moortown Lane is locally listed (LLB1) is located immediately south of the Site. It is acknowledged that the historical functional relationship with the farm has been severed since the creation of the golf course and the redevelopment of the farm buildings.

7.3 Key Issues and Requirement for Assessment

7.3.1 Construction

In relation to possible effects to heritage receptors in the wider vicinity during construction, due to distance constructed related activity, such as noise, light pollution etc. are unlikely to significantly affect the setting or significance of heritage receptors in the study area. There will be a temporary visual effect during the construction of the development. It is proposed to scope out construction effects from the Built Heritage ES. The following potential effects relate to the operational phase only.

Potential significant effects to the setting and significance of designated built heritage assets in the immediate vicinity of the Site (as a minimum):

- Canford Conservation Area
- 44 and 45 Knighton Lane (NHLE 1217492); and
- Granary north-west of Knighton House (NHLE 1431765).

It is proposed to scope out assessment of effects to the settings and significance of high-grade assets proven to have no intervisibility with the Site (in reference to the LVIA ZTV) and low grade assets in the immediate vicinity of the Site. These will be assessed within the accompanying Heritage Statement (HS).

Table 7.1: Summary of Potential Significant Effects

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Potential significant effects to the setting and significance of designated built heritage assets in the immediate vicinity of the Site (as a minimum): • Canford Conservation Area; • 44 and 45 Knighton Lane (NHLE 1217492) • Granary north-west of Knighton House (NHLE 1431765)	High	Medium	Yes – included
Potential significant effects to the setting and significance of high-grade designated assets within the 1km study area: • Grade I Canford School (NHLE 1217460) • Grade I John of Gaunt's Kitchen, Canford School (NHLE 1217462) • Grade I Nineveh Court, Attached Carriage Arch and Screen Wall, Canford School (NHLE 1217464)	High	Low	No – assessed in HS
Potential significant effects to the setting and significance of non-designated assets in the vicinity of the Site during construction and operation	Low	Medium	No – assessed in HS

7.4 Assessment Methodology

7.4.1 Proposed study area extent

The following study areas have been chosen for the heritage impact assessment. There are no strict parameters for the setting of study areas. This has been defined based on professional judgement, experience of potential significant direct and indirect effects likely to arise from the Proposed Development:

- A 1km radius has been used to identify designated and non-designated heritage receptors (for example, World Heritage Sites, Listed Buildings or Registered Parks and Gardens, Locally Listed Buildings) which might be impacted by the Proposed Development.

The wider area will be considered, in consultation with the 2km Zone of Theoretical Visibility (ZTV), for heritage assets considered sensitive to change by the proposed development.

7.4.2 Legislation, standards and guidance

The following legislation will inform the assessment of effects:

- Planning (Listed Building and Conservation Areas) Act 1990[45]

The following policy will inform the assessment of effects:

- National Planning Policy Framework (NPPF)[46]
- National Planning Practice Guidance (NPPG)[47]
- Poole Local Plan[48] (Policy PP30: Heritage Assets)

The following guidance will inform the assessment of effects:

- National Planning Practice Guidance (NPPG)[49];
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment[50]
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets[51]
- Canford Magna Conservation Area Description[52]

7.4.3 Approach to the baseline assessment

The following data sources will be used in the compilation of the baseline data:

- National Heritage List for England (NHLE);
- Dorset Historic Environment Record (DHER);
- Heritage planning policy from Bournemouth, Christchurch and Poole (BCP) Council;
- Dorset History Centre Archives (DHA);
- The National Archives (TNA);
- The British Library (BL);

[45] Planning (Listed Building and Conservation Areas) Act, (1990)

[46] National Planning Policy Framework (NPPF), (2024), Ministry, Housing, Communities & Local Government

[47] National Planning Practice Guidance (NPPG), (2024), Ministry, Housing, Communities & Local Government

[48] Poole Local Plan (Borough of Poole 2018) https://www.BCP Councilouncil.gov.uk/documents/planning-and-building-control/Final-version-28.11.18.pdf-for-web.pdf

[49] National Planning Practice Guidance (NPPG), (2024), Ministry, Housing, Communities & Local Government

[50] Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, (2015), Historic England

[51] Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets, (2017), Historic England

[52] https://www.BCP Councilouncil.gov.uk/documents/planning-and-building-control/Canford-Magna-Leaflet.pdf

- Site inspection; and
- Published/unpublished sources;

The assessment of likely significant effects on historic environment resources of the study site will be conducted in line with the latest and most comprehensive guidance provided. These documents do not provide a prescriptive approach to assessment but identify principles and good practice that have been applied in the methodology for the assessment:

- Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008);
- Principles for cultural heritage impact assessment in the UK – CifA, IHBC, IEMA (2021);
- Historic Environment Good Practice Advice in Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015);
- Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Historic England 2017); and
- Seeing the History in the View – A Method for Assessing Heritage Significance in Views (Historic England 2011).

The significance of a heritage asset is assessed in terms of national, regional or local statutory or non-statutory protection and grading of the asset. For non-designated heritage assets determination of significance will use the Secretary of State's non-statutory criteria and professional judgement.

7.4.4 Summary of key information

The Landscape and Visual Impact Assessment (LVIA) will be preparing a Zone of Theoretical Visibility (ZTV) plan that will be cross referenced in the ES Chapter in relation to assessment of setting.

7.4.5 Assessment of impact

The NPPF defines 'significance' as:

> *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

The Planning Practice Guidance (PPG) define these interests as follows:

> *Archaeological interest: "There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
>
> *Architectural and artistic interest: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*
>
> *Historic interest: "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*

Table 7.2, below, sets out how to define the importance of a heritage asset.

Table 7.2: The Importance of a Heritage Asset

Sensitivity	Definition
Very High	Very high importance and rarity, international scale and very limited potential for substitution. • World Heritage Sites
High	High importance and rarity, national scale, and limited potential for substitution. • Assets described as being of the 'highest significance' within the NPPF (paragraph 207) • Scheduled Monuments • Registered Battlefields • Grade I and II* Listed Buildings • Grade I and II* Registered Parks and Gardens • Conservation Areas including a high number of Grade I and II* Listed Buildings
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution. Assets inferred as not being of the highest importance due to their omission from NPPF paragraph 200. • Grade II Listed Buildings • Other Conservation Areas • Grade II Registered Parks and Gardens
Low	Low or medium importance and rarity, local scale • Locally listed buildings
Negligible	Very low importance and rarity, local scale
Unknown	Further information is required to assess the potential of sites

7.4.6 Magnitude of impact

The magnitude of impact / change is a product of the extent of development impact on an asset. Effects are rated as High, Medium, Low and Negligible/Neutral. Effects be direct or indirect, adverse or beneficial.

Table 7.3: Magnitude of Impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key

Magnitude of impact (change)		Typical description
		characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

7.4.7 Assessment of significance

The following tables provide for a framework within which to assess the level of impact and to understand the level of harm within the parameters of less than substantial harm or substantial harm.

It should be noted that a ‘significant’ impact in EIA terms does not necessarily equate to ‘substantial harm’ in reference to NPPF terminology. Also, as referenced within the DMRB guidance and considered applicable: ‘the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource’.

Table 7.4: Significance of Impact

		Magnitude of Impact				
		No change	**Negligible**	**Minor**	**Moderate**	**Major**
Value/Importance	**Very High**	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

7.4.8 Determination of mitigation

Potential mitigation in relation to below ground archaeology would include mitigation by design, preservation by record, or by record (excavation). Design responses to minimise any effects to heritage assets within the wider area will be explored.

7.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?
- Do consultees agree with the scoping out of high-grade assets proven to have no intervisibility with the Site (in reference to the LVIA ZTV) and low-grade assets in the immediate vicinity of the Site? These will be assessed within the accompanying Historic Environment Desk Based Assessment (HEDBA).

8.0 Ecology and Biodiversity

8.1 Introduction

This scoping assessment has been undertaken by Ecological Planning & Research Ltd (EPR). The potential for the Proposed Development to impact upon important ecological features located both on and offsite has been considered, including nature conservation designations, Priority Habitats and Species (listed on Section 41 of the Natural Environment and Rural Communities Act 2006), and other notable biodiversity interests.

8.2 Known Baseline Conditions

8.2.1 Preliminary Ecological Appraisal

A Preliminary Ecological Appraisal (PEA) has been undertaken to provide an initial assessment of the ecological baseline and likely significant effects arising within the predicted zone of influence of the Proposed Development.

A detailed desk study involving interrogation of resources available on the internet including Multi-Agency Geographic Information for the Countryside (MAGIC) for statutory designated nature conservation site boundaries and citations, and Dorset Explorer for historic maps, geology, soils and water courses.

Dorset Environmental Records Centre (DERC) were commissioned to provide existing records of species and details of local wildlife sites including Sites of Nature Conservation Interest (SNCIs).

Fieldwork included a walkover survey to record broad habitats and targeted further survey of woodland and grassland habitats by an experienced botanist.

A series of protected species surveys are being completed covering the following groups and species: Bats, Hazel Dormouse, Badgers, birds (wintering and breeding), Great Crested Newts, reptiles and invertebrates.

8.2.2 Designated Sites

The Application Site is within the Impact Risk Zone (IRZ) of the Dorset Heathlands Special Protection Area (SPA) and Dorset Heaths Special Area of Conservation (SAC), the closest component part of which is Canford Heath Site of Special Scientific Interest (SSSI) c2km to the south, with other component SSSIs within 5km. Parts of the Dorset Heathlands Ramsar site are also located within 3km.

Other internationally designated sites within the predicted zone of influence are Poole Harbour SAC/SPA/Ramsar and the New Forest SAC/SPA/Ramsar.

All three of these international sites are vulnerable to additional recreational pressure from the residential element of the Proposed Development, either in relation to species disturbance, habitat damage and degradation, or both.

Poole Harbour is also vulnerable to impacts from increased nutrient loading via discharge from wastewater treatment works, which would present an impact pathway in the event that the Proposed Development were to rely on existing treatment works that discharge into Poole Harbour.

The Dorset Heaths and New Forest are also vulnerable to air quality effects arising from increased traffic along roads passing within 200m of their boundaries.

In terms of local wildlife sites, the only one within the immediate zone of influence is Moortown Copse SNCI. This is a broadleaved woodland which has not been listed on Natural England’s Provisional Ancient Woodland Inventory.

8.2.3 Habitats

The majority of the Application Site is farmland, some of which is also part of the former golf course. The main fields currently have cereal crops.

The boundaries include mature trees in tree lines, and mixed secondary woodland blocks; features that have their origins in the parkland landscape associated with Canford School.

Other woodland areas and tree groups have more recent origins, associated with the landscaping of the golf course when it was formed c. 50 years ago.

There are no Ancient Woodlands within the Application Site. There is one veteran Oak tree at the western boundary, based on the 2016 tree survey.

There are a number of mature trees with decay features that might be considered as 'likely' or 'potential' BNG veteran trees (i.e. those supporting important species or assemblages of fungi, lichens and saproxylic (deadwood) invertebrates).

There are some watercourses and ditches on field boundaries which drain into the River Stour. The river is of high ecological importance beyond the Application Site, although still lies within the potential zone of influence.

There were several ponds in the past, formed as part of the golf course, but there are none remaining within the Application Site.

A series of small fields in the northeast corner of the Application Site, adjacent to the River Stour, can be described as sheep-grazed pasture, and are at best of Local value since only a low number of species of grasses and forbs are present. The grassland is best described as 'Other neutral grassland' in 'poor' condition.

8.2.4 Protected Species

The following is a summary of the preliminary results from ongoing protected species surveys.

Bats – A good assemblage of bat species are recorded locally. DERC lists a recording of a commuting Barbastelle in Bearwood in 2020 and at Canford Magna in 2022, and present at Knighton Farm (date uncertain). Bechstein's Bat were recorded at Canford Heath in 2013 and Canford Magna in 2015. Greater Horseshoe Bat are recorded within 2km.

A series of bat surveys are currently underway involving both walked transect and static detector surveys throughout the active season.

Hazel Dormouse – Dormice have not been recorded during the targeted survey to date although are unlikely to be present locally.

Otters – Otters are active along the River Stour and also utilise adjacent ponds and streams. They were recorded in the AFCB scheme site in 2023.

Badgers – Active main Badger setts are present in three locations within proximity of the Application Site boundaries.

Birds (non-breeding) – No significant species were recorded in winter.

Birds (breeding) –– There are 1-2 territories of Skylark in fields adjacent to the SANG link.

Nightjar – Previous detailed GPS tracking studies commissioned by the Applicant have demonstrated how the local population of Nightjar breeding at Canford Heath to the south are foraging widely within the local area out to at least 2km or more. As such the Application Site provides Functionally Linked Land for this qualifying feature of the Dorset Heathlands SPA.

Great Crested Newts – DERC returned a recent record of GCN eDNA within 2km to the west at Merley. eDNA evidence of GCN presence was recorded in a pond within the SANG just north of the Application Site in 2025.

Reptiles – Low numbers of common species (Grass Snake and Slow-worm) have been recorded in localised parts of the Application Site so far in 2025.

Invertebrates – DERC returned a number of records of invertebrates, but almost all were from Canford Heath and with negligible records for the Application Site. Exceptions were records of Scarce Chaser, a Near Threatened dragonfly which is now widespread along the River Stour, and Stag Beetle, a Section 41 species, with numerous local records.

An invertebrate site assessment in 2025 found the arable fields to have very low potential for invertebrates of ecological importance, with the field margins species poor. Some localised interest is likely to be present only in marginal areas where habitat elements such as decaying wood and nectar in suntraps occur.

8.3 Key Issues and Requirement for Assessment

Table 8.1: Summary of Potential Significant Effects

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Increase in recreational pressure, eutrophication and air pollution on international designated sites	Very High	Small-Medium	Yes - included
Impacts on Nightjar Functionally Linked Land for the Dorset Heathlands SPA from habitat loss and fragmentation	Very High	Medium	Yes - included
Impacts on other statutory designated sites from recreational pressure and air pollution	Medium-High	Small-Medium	Yes - included
Impacts on adjacent non-statutory designated sites from light pollution, hydrological change and air pollution	Medium	Medium	Yes - included
Impacts from habitat loss, damage or deterioration on important habitats, including veteran trees*	Low	Medium	Yes - included
Impacts from habitat loss and fragmentation on important species/assemblage*	Medium	Medium	Yes - included
Increase in light pollution on important species//assemblage*, including bats	Medium	Medium	Yes - included
Increase in disturbance of sensitive species/assemblage*	Medium	Small-Medium	Yes - included

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Risk of increased mortality and injury to important species*, including bat roosts	Low-Medium	Small-Medium	Yes – included

* Exact scope to be informed by ongoing Phase 2 surveys.

8.4 Assessment Methodology

The ecological impact assessment will be carried out in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland v1.3 (CIEEM, 2018 updated in September 2024) and with BS 42020:2013 Biodiversity Code of practice for planning and development.

In view of the potential for likely significant effects on international designated sites (SAC/SPA/Ramsar), the EIA will include information to enable the Competent Authority under the Conservation of Habitats and Species Regulations 2017 (as amended) (in this instance the local planning authority, BCP Council) to carry out a Habitats Regulations Assessment (HRA) of the Proposed Development.

8.4.1 Proposed study area extent

The EcIA guidelines advocate identification of a Zone of Influence (ZoI) determined through knowledge of aspects of the development and predicting biophysical changes that may lead to potential impacts on Important Ecological Features (IEF). Consideration of the ZoI in this way usually means that the assessment extends beyond an Application Site boundary to consider potential impacts on ecological features sometimes up to several kilometres away.

For the Proposed Development the majority of impact pathways are predicted to extend to a ZoI encompassing the Application Site only and immediate environs, however, impacts on designated sites may extend up to 5km, or as otherwise informed by underpinning technical assessments (such as transport and air quality).

8.4.2 Legislation, standards and guidance

The following articles of nature conservation legislation and planning policy are of relevance to the Proposed Development, and have been considered as part of this scoping exercise:

- The Environment Act 2021;
- Biodiversity Net Gain Regulations 2024;
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The National Planning Policy Framework (NPPF) (2024);
- The Poole Local Plan (2018). Of most relevance are:
    - Policy PP24 Green Infrastructure,
    - Policy PP32 Poole's nationally, European and internationally important sites, and
    - Policy PP33 Biodiversity and Geodiversity.

- The Dorset Heathlands Planning Framework SPD 2020-2025; and
- Dorset Heathlands Interim Air Quality Strategy 2020-2025.

8.4.3 Approach to the baseline assessment

Reference will be made to the desktop study and fieldwork undertaken as part of the PEA, and to the subsequent Phase 2 ecology surveys that have been completed or are being conducted this year to identify and evaluate the importance of IEFs. The evaluation will predict their relative conservation importance at a geographical scale proposed in the EcIA guidelines.

IEFs judged to be of Local importance or greater will be taken through the impact assessment.

8.4.4 Summary of key information

Information on the following topics from other consultants will be relied upon to assess some of the ecological impacts, with an element of iterative assessment to feedback into the design process to ensure mitigation by design: air quality, lighting and landscaping.

8.4.5 Assessment of impact

The assessment of impacts will be informed by consideration of the specific activities predicted to arise as a consequence of activities associated with the Proposed Development during either the construction or operational phase, the predicted biophysical changes, in view of the sensitivities of the IEFs.

8.4.6 Assessment of significance

The EcIA guidelines recommend that a judgement be made as to whether a predicted impact will have a significant negative/positive effect on an IEF. The judgement is based on characteristics of the impact, including magnitude, duration and frequency, and the sensitivity or resilience of the IEF. The significance of the effect will relate to the geographical conservation importance of the IEF.

8.4.7 Determination of mitigation

8.4.7.1 Mitigation by Design / Embedded Mitigation

Embedded mitigation will include buffers to woodlands, veteran and mature trees, watercourses and ponds, and other features afforded legislative protection, such as active Badger setts (where these are to be retained), to avoid impacts arising from habitat loss, damage and fragmentation, and disturbance, killing and injury of species.

8.4.7.2 Construction Phase Mitigation

A Construction Environmental Management Plan (CEMP) will include best practice mitigation measures to be enforced during construction, to ensure the protection of important and legally protected habitats and species, in particular, nesting birds, Badgers, reptiles, GCN and possibly Otters.

8.4.7.3 Operational Phase Mitigation

Recreational impacts on the Dorset Heathlands designations and by extension other internal designated sites located within the ZoI during the operational phase of the Proposed Development will be avoided by the provision of SANG in accordance with measures set out in The Dorset Heathlands Planning Framework SPD 2020-2025. SANG provision will be achieved by extending access to further parts of the consented SANG along the River Stour

at Canford Park SANG, which was delivered to provide mitigation capacity for previously consented development. 30ha of SANG is operational, with 14.6ha of mitigation capacity remaining to serve the Proposed Development. Further mitigation capacity is available within the Canford Meadow SANG, which is consented but not yet operational. These SANGs contribute towards the realisation of the Stour Valley Park concept identified in BCP Council's Local Plan.

SANG provision will be complemented by proportionate financial contributions to mitigation projects protecting the Dorset Heathlands, Poole Harbour and the New Forest from increased recreational pressure via mechanisms set out in relevant SPDs.

Potential effects from air pollution during the operational phase will be addressed through the provision of financial contributions to air quality mitigation schemes for the Dorset Heaths and New Forest international designations via mechanism set out in the relevant SPDs.

Operational phase lighting effects on bats and Nightjar will be minimised by working with the lighting consultant to specify requirements for dark corridors, informed by site specific data on important foraging areas and commuting routes. The lighting strategy will accord with the latest guidelines on bats and lighting.

A Sustainable Drainage Strategy will be developed to avoid hydrological impacts on retained habitats within the Application Site and habitats offsite, including the adjacent SNCI, SANG and River Stour.

A Biodiversity Management Plan will set out the means by which habitats and species will be enhanced post-development. Enhancements will include the provision of integrated wildlife boxes and bricks of benefit to bats, birds and invertebrates, and structural planting and subsequent management that will enhance habitats for bats and Nightjar. In accordance with the Biodiversity Gain Regulations 2024, the application will be accompanied by a Biodiversity Net Gain (BNG) assessment, using Defra's statutory biodiversity metric, to demonstrate how at least 10% BNG is capable of being secured post-development. The Biodiversity Gain condition will apply, with a detailed metric calculation and Habitat Management and Monitoring Plan to be submitted following consent.

8.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?

9.0 Landscape and Visual

9.1 Introduction

This assessment has been undertaken by Paul Lishman, Director at LDA Design. Paul has over 20 years' experience in landscape and visual assessment and is a Chartered Landscape Architect.

The Application Site is a green-field site, located on the edge of the existing built-up area. It will therefore be necessary to undertake a Landscape and Visual Impact Assessment (LVIA) in order to consider the effects of the Proposed Development on landscape character and views.

The LVIA will define the existing landscape and visual baseline environments; assess their sensitivity to change; describe the key landscape and visual aspects of the Proposed Development; describe the nature of the anticipated change upon both the landscape and visual environments; and assess the overall effects of the Proposed Development.

9.2 Known Baseline Conditions

9.2.1 Site Fabric and Context

The Application Site comprises a series of five agricultural fields on the on the western edge of the urban area of Bearcross, Bournemouth.

It is broadly defined by Canford Park Suitable Alternative Natural Greenspace (SANG) to the north east; Knighton Lane to the east; Magna Road and Canford Business Park / Garden Centre to the south; and existing vegetation / golf course and the AFC training grounds to the west.

Beyond the Application Site to the north / north-east of the Site lies the SANG; River Stour; Longham Lakes (former gravel pits); agricultural fields; the hamlet of Hampreston; and the urban edge of Ferndown.

To the south-east lies the urban area, including the recently permitted / under construction 'Canford Park' residential area (to the north of Magna Road) and Canford Vale residential area (to the south of Magna Road).

Immediately to the south of the Application Site, to the north of Manga Road, lies a range of development uses, including Canford Business Park, Canford Garden Centre; residential properties along Moortown Drive; and the Hamworthy Club.

To the south of Magna Road lies a mosaic of woodland, fields, Canford Park sport pitches, Canford Park Arena (closed), recycling centre and gravel extraction site. Beyond this lies Canford Heath Nature Reserve, which is designated as Special Area of Conservation (SAC) and Special Protection Area (SPA).

To the north-west lies the village of Canford Magna, and the sports pitches / golf course associated with Canford School. Canford Village and the school grounds are designated as a Conservation Area. The western edge of the village abuts with the residential suburb of Merley. The recently constructed AFC Bournemouth's Performance Centre – an indoor and outdoor training facility – is located to the east of Canford Village, on the site of former Canford Magna Golf Club.

A spur of Knighton Lane extents east-west across the centre of the Application Site, and forms part of the Stour Valley Way long distance footpath.

The individual field parcels are typically defined by well-established hedgerow boundaries with trees. The Stour Valley Way is particularly well defined by mature trees.

The north-eastern most field parcel contains small groups of trees within the field; while the south-eastern field has a corridor of green space running through the centre, which provides a link between the edge of existing urban area and SANG.

There also two small woodland blocks that fall within /adjacent to the Site and forming part of the outer boundary. One of these woodlands is to the south, wrapping around the adjoining Business Park / Garden Centre to the south; and one to the west, adjacent to the Canford School golf course.

9.2.2 Designations

The Application Site is not covered by any known landscape designations.

The Site does fall within the Green Belt, however, this is a land use policy rather than one that indicates a landscape designated for its quality or character. Effects on Green Belt will not fall under the remit of the LVIA, but will be considered separately as part of a stand alone 'Green Belt Assessment, which will be informed by the LVIA findings.

9.2.3 Zone of Theoretical Visibility

A Zone of Theoretical Visibility (ZTV) study has been undertaken to inform the assessment of landscape and visual effects, based on the broad development parameters. This is included at **Figure 4, Appendix B**.

The ZTV study indicates that theoretical visibility is relatively limited. The main area of visibility is to the north-east, extending some 2km across the river corridor and surrounding countryside. To the south-east the ZTV does not extend beyond the Site, limited by the Canford Park / Canford Vale residential areas. To the south the ZTV extends up to around 750m from the Site and is curtailed by the surrounding woodland. There is extremely limited theoretical visibility to the west, with the Site contained by boundary woodland and vegetation. To the north-west there is fragmented theoretical visibility across the sports pitches / golf course associated with Canford School and around Canford village.

Based on the ZTV study and field work, a 2km study is considered appropriate to consider all potential landscape and visual effects.

9.2.4 Landscape Receptors

Figure 5, Appendix B illustrates the Landscape Character Types (LCT's) within the study area.

The Application Site is located within the River Terrace LCT, which is found along the fringes of the Stour River corridor. The River Terrance LCT extends east, to include Canford Park (albeit this would now be correctly identified as part of the 'urban' area) and west to include Canford Village, School and sports grounds.

The key characteristics of the River Terrance LCT include:

- A wide and flat landform.
- A buffer between the heathland and the valley pastures.
- Mixed agricultural land of arable and livestock.
- Fields subdivided by low hedges and fencing.
- Woodland blocks and shelter belts are key features.
- Heavily influenced and impacted on by urban development.

The description highlights the role of the River Terrace LCT acts as a transition between the heathland / farmland and the river valley pastures. It is also notes that the River Terrace LCT

has historically been the location for large homes and parkland. Canford School and its planned parkland is an example of this and forms a key landscape feature.

The Valley Pasture LCT is located immediately to the north of the Site, which encompasses the River Stour. This is described as a flat and open valley floor landscape with distinctively meandering river channels.

Further north is further area of River Terrace LCT, which broadly follows the alignment of the B3073 Ham Lane.

The Heath / Farmland Mosaic LCT is located immediately to the south of the Site, which extends to the south of Magna Road and east-west between Merley and Bearwood. This is described as mosaic of mixed farmland, heathland and scrub which creates a patchwork landscape.

Further north lies the Heath / Forest Mosaic LCT, on the southern edge of Ferndown; and further south lies the Lowland Heath LCT which coincides with the lies Canford Heath Nature Reserve. Both of these receptors fall outside of the ZTV, and field study has indicated that there would be little or no intervisibility with the Site and Proposed Development.

9.2.5 Visual Receptors

A range of visual receptors have been identified through desk and field study. Those visual receptors within the extents of the ZTV include:

- Users of Stour Valley Way long distance footpath - within the Site and to the east and west.
- Users of the Canford Park SANG / SANG link – within the Site and immediately to the north.
- Residents and users of spaces / routes around the hamlet of Hampreston - to the north-east of Site.
- Users of footpaths (including those around Longham Lakes) to the east of Hampreston / on the southern edge of Ferndown - to the north-east of Site.
- Users of B3073 Ham Road – to the north-east of Site.
- Residents and users of spaces / routes around Canford Park and Farrier Place – to the south-east of the Site.
- Users of A341 Magna Road – to the south of the Site.
- Employees and visitors to Canford Garden Centre / Business Park – to the south of the Site.
- Residents and users along Moortown Drive – to the south of the Site.
- Employees and visitors to the Hamworthy Club – to the south of the Site.
- Users of Canford Park Sports Pitches – to the south of the Site.
- Users of Canford School and grounds – to the north-west of the Site.
- Users of AFC Bournemouth Performance Centre - to the north-west of the Site.

Many of the PRoW to the south of the Application Site, to the west and south of Canford Sports Ground, fall outside of the ZTV and have limited intervisibility with the Site and Proposed Development due to enclosure by vegetation.

Further south, there is little invisibility from the recycling centre / gravel extraction site; and Canford Heath Nature Reserve – which is publicly accessible - also falls outside of the ZTV.

To the north-east and west of the Application Site, the settlement areas Ferndown, Canford Magna and Merely also largely fall out of the ZTV and have no discernible intervisibility with the Application Site or the Proposed Development.

9.3 Key Issues and Requirement for Assessment

The key issues requiring assessment include:

- The effects on the landscape fabric of the Site
- The effects of the landscape character of the River Terrace LCT, within which the Site falls
- The effects of the landscape character of adjoining / surrounding LCTs, which may have intervisiblity with the Site / Proposed Development
- The effects on views from the Stour Valley Way long distance footpath and SANG link, which crosses of the Site
- The effects on the views of adjoining / surrounding visual receptors, which may have intervisiblity with the Site / Proposed Development

The table below summaries which receptors have the potential to be effected; their importance / sensitivity; the envisage magnitude of change; and whether there is potential for these effects to be significant and therefore scoped in to the EIA.

It is important to note that the identified sensitivity / magnitude is an initial judgement, for the purposes of scoping; and will be further calibrated / refined as part of the LVIA in accordance with the proposed methodology.

Table 9.1: Summary of Potential Significant Effects

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Landscape Fabric and Character			
Effects of Site Fabric	High	Large	Yes – included
Effects on River Terrace LCA	High	Large	Yes – included
Effects on Valley Pasture LCT	Medium	Medium	Yes – included
Effects on Heath / Farmland Mosaic LCT	Medium-low	Small	Yes – included
Effects on Heath / Forest Mosaic LCT	Low	Negligible	No – excluded
Effects on Lowland Heath LCT	Low	Negligible	No – excluded
Views and Visual Receptors			
Effects on users of Stour Valley Way long distance footpath / SANG link	High-medium	Large	Yes – included
Effects on users of the SANG	High-medium	Medium	Yes – included
Effects on residents and users of spaces / routes around Hampreston	High-medium	Small	Yes – included

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Effects on residents and users of spaces / routes Ferndown	High-medium	Negligible	No – excluded
Effects on users of footpaths (including those around Longham Lakes) to the east of Hampreston	High-medium	Small	Yes – included
Effects on users of B3073 Ham Road	Medium	Small	Yes – included
Effects on residents and users of spaces / routes around Canford Park and Farrier Place	Medium-low	Small	Yes – included
Effects on employees and visitors to Canford Business Park / Garden Centre	Low	Medium	Yes – included
Effects on residents and users along Moortown Drive	High-medium	Medium	Yes – included
Effects on employees and visitors to the Hamworthy Club	Medium-low	Small	Yes – included
Effects on users of A341 Magna Road	Medium	Medium	Yes – included
Effects on users of Canford Park Sports Pitches	Medium-low	Small	Yes – included
Users of footpaths to the south and west of the Canford Park Sports Pitches	High-medium	Negligible	No – excluded
Effects on employees of the recycling centre / gravel extraction	Low	Negligible	No – excluded
Effects on users of Canford School and grounds	Medium	Medium	Yes – included
Effects on users of Canford Heath Nature Reserve	High-medium	Negligible	No – excluded
Effects on users of AFC Bournemouth Performance Centre	Medium-low	Small	Yes – included
Effects on residents and users of spaces / routes around Canford Village	High-medium	Negligible	No – excluded
Effects on residents and users of spaces / routes around Merley	High-medium	Negligible	No – excluded

A range of representative viewpoints are proposed to aid the assessment of the effects on these visual receptors. It should be noted that the viewpoints are representative of the different type / nature of views, and each viewpoint may represent a range of similar views

and vistas. Viewpoints will also be micro-sited as part of further field study. Other illustrative viewpoints will be captured / included as necessary to illustrate key issues or lack of invisibility.

The proposed representative viewpoints are illustrated on **Figure 4, Appendix B** which includes the ZTV, and are listed below:

- Viewpoint 1: Canford Park SANG Link
- Viewpoints 2 – 4: Stour Valley Way
- Viewpoint 5: Canford Park SANG
- Viewpoint 6: Ham Lane
- Viewpoint 7: PRoW east of Hampreston
- Viewpoint 8: PRoW east of Longham Lakes
- Viewpoint 9: Knighton Lane
- Viewpoint 10: Junction of Magna Road, Knighton Lane and Provence Drive
- Viewpoint 11: Provence Drive – close to Bohemia Gardens / informal open space
- Viewpoint 12: Open space along Provence Drive
- Viewpoint 13: Junction of Magna Road and unnamed access road to Canford Park Sports Pitches / recycling centre
- Viewpoint 14: Canford Park Sports Pitches
- Viewpoint 15: Magna Road, close to Hamworthy Recreation Ground
- Viewpoint 16: Access road between AFC Bournemouth Performance Centre and Canford Park SANG

9.4 Assessment Methodology

9.4.1 Proposed study area extent

As set out in relation to the baseline conditions, based on the desk and field study, a 2km study area is considered appropriate to consider all potential landscape and visual effects.

9.4.2 Legislation, standards and guidance

The LVIA will be informed by all Poole Local Plan (2018) polices of relevance to landscape and visual matters, including:

- Policy PP24: Green infrastructure
- Policy PP27: Design
- Policy PP31: Poole's coast and countryside

It will also be informed by relevant planning evidence base / guidance documents, including:

- Landscape and Natural Environment Design Code (2001)
- Setting Green Infrastructure Standards for Poole (2017)
- The Dorset Landscape Character Assessment (undated)

The approach to the LIVA will be fully in accordance with The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013.

Other relevant guidance includes:

- An Approach to Landscape Character Assessment, Natural England, 2014.
- Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals.
- Landscape Institute's Technical Guidance Notes 02-21: Assessing landscape value outside national designations.

9.4.3 Approach to the baseline assessment

The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:

- A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the Site and surrounding areas.
- A desk study of nationally and locally designated landscapes for the Site and surrounding areas.
- A desk study of existing landscape character assessments and capacity and sensitivity studies for the Site and surrounding areas.
- Collation and evaluation of indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, references in art and literature.
- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.
- Zone of Theoretical Visibility ('ZTV') studies to assist in identifying the potential visibility of the Proposed Development, and therefore scope of receptors likely to be affected and study area.
- The identification of viewpoints and other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Agreement upon, through consultation, the study area for assessment; the number and location of viewpoints within the study area; and the scope of assessment for cumulative effects.
- Site visits to become familiar with the Site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.
- Input to the iterative design process.

9.4.4 Summary of key information

The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects.

The design and assessment stages are iterative, with the findings of the baseline assessment (and impact assessment) informing the parameter plans and masterplan. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects, and bring about any enhancements, are set out within the LVIA.

The iterative design and assessment process will involve close collaboration with arboricultural, ecology, heritage and drainage consultants to inform the overall green infrastructure strategy and ensure the landscape mitigation is multi-functional.

9.4.5 Assessment of impact

The assessment of effects includes further desk and site based work, covering the following key activities:

- The preparation of a ZTV based on the finalised design for the development.
- An assessment, based on both desk study and site visits, of the sensitivity of receptors to the Proposed Development.
- Sensitivity is assessed by combining the considerations of susceptibility and value, and matrices are used to inform and guide judgements,
- An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the Proposed Development.
- Magnitude is assessed by combining the considerations of scale, extent and duration of effects and matrices are used to inform and guide judgements.
- Significance is based upon the assessments of magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is
- An informed professional judgement as to whether each identified effect is positive, neutral or adverse.
- A clear description of the effects identified, with supporting information setting out the rationale for judgements.
- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA

9.4.6 Assessment of significance

As set about above, the significance of the effect is based upon the assessments of magnitude of effects and sensitivity of the receptor to a professional judgement of how important this effect is.

The significance ratings indicate a ‘sliding scale’ of the relative importance of the effect, with Major being the most important and Minimal being the least. Effects that are Major or Major-Moderate are considered to be significant in EIA terms.

9.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?
- Do consultees agree with the landscape and visual receptors scoped in / scoped out of the assessment?

10.0 Noise and Vibration

10.1 Introduction

This chapter sets out the proposed approach to the assessment of the likely significant effects on Noise Sensitive Receptors (NSRs) on and in the vicinity of the Proposed Development.

The assessment considers potential noise levels that could arise from the Proposed Development during each of the development phases (construction, and operation). In addition to the impact of environmental noise upon proposed NSRs (residential and educational), the assessment will consider the impact of the Proposed Development upon existing NSRs.

As part of the assessment baseline noise levels will be measured within the Application Site boundary to determine environmental noise levels across the Application Site.

10.2 Known Baseline Conditions

The site is likely to have an existing soundscape comprising a broad spectrum of existing sound sources.

10.2.1 Geophony

Towards the north of the site, the River Stour may have an influence on the existing soundscape, wind in trees may also contribute to the soundscape.

10.2.2 Biophony

Agricultural animal sounds may be an influence towards the north of the site, as well as wildlife within the existing SANG.

It is considered canine/dog noise from Poole Canine Club, Waggy Tails Dog Rescue and Olives Doggy Services may warrant consideration.

10.2.3 Anthropophony

Human sounds such as existing road traffic, and sporting activity would be an expectation. Commercial noise from the MOT centre, and Canford Magna Garden Centre would also be an exception.

Subjective observations of the soundscape will be captured to provide context during the baseline site sound survey assessment.

10.3 Key Issues and Requirement for Assessment

The assessment phases will include the construction phase and operational phase of the Proposed Development.

During the construction phase the key impacts will be noise and vibration affecting existing nearby business and housing.

After completion key impacts related to the Proposed Development will be noise from fixed plant at the operational phase affecting nearby NSRs.

Table 10.1: Summary of likely significant effects – noise and vibration

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Likely to be significant and included in the EIA scope
Increase in noise from construction activities	High	Small to medium	Yes - included
Increase in construction phase road traffic noise	High	Small to medium	Yes - included
Potential vibration during construction	High	Small	Yes - included
Effect of noise from new land uses, including plant noise	High	Small to medium	Yes - included
Effect of existing noise on new land uses. Including commercial and industrial sound sources.	High	Small to medium	Yes - included
Increase in operational phase road traffic noise	High	Small to medium	Yes - included

10.4 Assessment Methodology

10.4.1 Noise and Vibration Sensitive Receptors

Receptors are elements of the surrounding environment that are sensitive to changes in the baseline noise and vibration conditions. The sensitivity of the receptor depends on the extent to which it is susceptible to such change.

The criteria used to determine receptor sensitivity are summarised below.

Table 10.2: Receptor Sensitivity

Sensitivity	Description	Definition
Very High	Receptors where noise or vibration will significantly affect the function of a receptor	Auditoria/studios Specialist medical/teaching centres, or laboratories with highly sensitive equipment.
High	Receptors where people or operations are particularly susceptible to noise or vibration. Sensitive ecological receptors known to be vulnerable to the effects of noise or vibration.	Residential dwellings Schools/educational facilities in the daytime. Hospitals, Libraries Ecologically sensitive areas for example SAC, SPA, SSSI (or similar areas of special interest) Highways infrastructure
Medium	Receptors moderately sensitive to noise or vibration where it may cause some distraction or disturbance	Offices and other non-noise producing employment areas

Sensitivity	Description	Definition
Low	Receptors where distraction or disturbance of people from noise or vibration is minimal	External Sports grounds when spectator or sports noise is a normal part of the event
Negligible	Receptors where distraction or disturbance of people from noise or vibration is not significant.	Industrial areas and working environments with existing high noise levels.

10.4.2 Computer Acoustic Model

An acoustic model will be prepared to complement the baseline studies and to assist in the calculation of the likely noise impacts arising from and on the operation phase of the Proposed Development.

The acoustic model will be produced using CadnaA industry standard noise propagation modelling software incorporating applicable current acoustic standards and methodologies.

The noise model will be calibrated using the results of the baseline environmental sound survey.

Sound propagation across the Application Site will be determined using calculation methodologies detailed within CRTN and ISO 9613-2:2024.

The acoustic model will incorporate the key road links adjacent or in proximity to the Application Site.

Separate models may be used to define impacts for assessment of existing commercial and industrial activity in the surround in accordance with BS4142:2014+A1:2019.

Where relevant the traffic data used within the model will be presented in an Appendix to the ES Chapter.

Existing mapping and topographical data will be obtained from a mixture of both OS data and a topographical survey of the Application Site.

10.4.3 Proposed study area extent

The Study Area adopted in this assessment includes residential and commercial receptors located within approximately 600 m of the Application Site.

This is based on guidance outlined in the Design Manual for Roads and Bridges LA111 Noise and Vibration.

Receptors located along assessed road links included in the Study Area outlined in **Section 12: Traffic and Transportation** have also been considered.

10.4.4 Noise Sensitive Receptors

The Proposed Development will comprise residential dwellings which would be inherently sensitive and form receptors for consideration in respect to noise ingress into the site from the surrounding transport network.

There are existing noise sensitive residential receptors in the surround to the Proposed Development, located most significantly as below:

- Residences on Provenance Drive, and Roads adjacent.
- Residences on Magna Drive/A341
- Residences on Wood Ln.

- Residences on Knighton Lane
- Residences on Moortown Drive

It should be understood the above list is not exhaustive, ultimately dependant on the context of the particular assessment undertaken additional sensitive receptors may emerge during the EIA process, where relevant these will be highlighted.

The study area for the assessment will include beyond the site boundary to include the above sensitive receptors, as well as links in respect to the local road network.

10.4.5 Legislation, Policy, Design Guidance & Standards

The noise and vibration assessment will be undertaken with reference to several documents which will include, but not necessarily be limited to, the following guidelines and British Standards:

- IEMA Guidelines for Environmental Noise Impact Assessment. Version 1.2. Institute of Environmental Management & Assessment, November 2014.
- Noise Policy Statement for England (NPSE). Department for Environment, Food & Rural Affairs, March 2010.
- National Planning Policy Framework (NPPF). Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities, March 2012, updated 20 December 2023.
- Planning Practice Guidance – Noise (PPG-N). Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. March 2014, updated July 2019.
- BS 5228:2009 +A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise. BSI, 2014.
- BS 5228:2009 +A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 2: Vibration. BSI, 2014.
- Design Manual for Roads and Bridges (DMRB), Sustainability & Environmental Appraisal LA111 Noise and Vibration, Version 2. Standards for Highways, May 2020.
- Department of Transport and Welsh Office – The Calculation of Road Traffic Noise. HMSO, 1988
- ProPG: Planning & Noise. Professional Practice Guidance on Planning & Noise – New Residential Development. ANC IOA CIEH, 2017.
- Building Bulleting 93 (BB93): Acoustic Design of Schools- Performance Standards.
- British Standard BS 8233:2014 Guidance on sound insulation and noise reduction for buildings. BSI, 2014.
- AQTAG09 Guidance on the effects of Industrial Noise on Wildlife. Air Quality Technical Advisory Group 09, March 2005.
- British Standard BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. BSI, 2019.
- International Standard ISO 9613-2:2024 Acoustics — Attenuation of sound during propagation outdoors — Part 2:2024 Engineering method for the prediction of sound pressure levels outdoors. ISO, 2024

10.4.6 Approach to the baseline assessment

To determine the baseline noise environment at the Proposed Development a baseline noise and vibration survey will be undertaken in Mid to Late Summer 2025.

The monitoring of baseline noise levels will be undertaken in accordance with BS 7445-1:2003 and included both daytime and night-time measurements of typical weekday and weekend periods.

The noise monitoring equipment used during the survey will be detailed. All measurement instrumentation will be calibrated before and after the measurements.

The calibration chain of equipment is maintained traceably to national standards, no greater than one year for sound calibrators and two years for sound level meters.

Once the scope of surveying is agreed and access permitted, the chosen locations will be confirmed for suitability via direct correspondence with the EHO at the Local Authority.

10.4.7 Summary of key information

Transport data in terms of AAWT (Average Annual Weekday Traffic) will be sought from the project transport consultant for the baseline and future assessment periods, both with and without development, and considering the cumulative impact of other emerging applications.

Noise modelling will be informed by any concept masterplans produced to support the application, in respect to potential sources of noise incident at the Proposed Development.

10.4.8 Assessment of impact

The Guidelines for Environmental Noise Impact Assessment list the following corresponding generic noise impacts:

- No Impact: *"Noise impacts can be heard, but do not cause any change in behaviour or attitude, e.g. turning up volume on television; speaking more loudly; closing windows. Can slightly affect the character of the area but not such that there is perceived change in the quality of life.".*
- Minor Impact: *"Noise impact can be heard and causes small changes in behaviour and/ or attitude, e.g. turning up volume of television; speaking more loudly; closing windows. Potential for non-awakening sleep disturbance. Affects the character of the area such that there is a perceived change in the quality of life.".*
- Moderate Impact: *"Causes a material change in behaviour and/or attitude, e.g. voiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in character of the area.";* and
- Major Impact *"Significant changes in behaviour and/or inability to mitigate effect of noise leading to psychological stress or physiological effects e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory."*

10.4.8.1 Construction Noise

An assessment of construction noise and vibration will be relevant to the potential for significant impacts for inter-phase and offsite NSRs. Off-site NSRs would include both existing residential NSRs and Land Designations.

Construction noise concerns both the noise generated on-site as part of phased construction activities, as well as those generated off-site through development related traffic. Both factors will be assessed as part of construction phase noise considerations.

Noise levels will be predicted using the guidance contained in British Standard BS 5228:2009 +A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise (BS 5228 Part 1). This standard sets out a methodology for predicting noise levels arising from a wide variety of construction and related activities.

Compliance with BS 5228 Part 1 is expected as a minimum standard when assessing the impact of construction noise at nearby sensitive receptors.

The impact of construction noise upon existing residential receptors in the vicinity of the Site will be determined with reference to the ABC method presented in BS5228 Part 1.

In accordance with this method the threshold noise levels for a potentially significant effect are as detailed in **Table 10.3** below.

Table 10.3: Example Threshold of Potential Significant Effect at Dwellings

Assessment Category and Threshold Value Period	Threshold Value $L_{Aeq,T}$ dB		
	Category A	Category B	Category C
Night Time (23:00-07:00)	45	50	55
Evening and Weekend	55	60	65
Daytime(07:00-19:00) and Saturdays (07:00-23:00)	65	70	75

There are no formal noise limits set for terrestrial habitats in EU legislation. The report calls for more research and policy development to address this gap.

For terrestrial habitats:

- The report highlights that 29% of Natura 2000 protected areas are exposed to transport noise levels that could be harmful to wildlife, but it does not define specific decibel limits for ecological protection.
- It acknowledges a knowledge gap in assessing noise impacts on biodiversity, especially at levels below the human health thresholds.

AQTAG09 (Air Quality Technical Advisory Group 09) guidance provides some guidance to assist planning and/or licensing officials handling pollution prevention and control applications for industrial installations on relevant noise emissions and relates these to the requirements of the Habitats Regulations. The Habitats Directive (92/43/EEC) specifies that, where specific noise from industry, measured at the habitat / nest site is below 55 dB $L_{Aeq,T}$ and 80 dB $L_{Amax(F),}$ it is considered unlikely that an adverse impact on designated species. Where noise levels are exceeded further, more detailed assessment will be required. In the absence of specific guidance for construction noise, this method would be applied.

Note: Where residual sound levels prior to development already exceed ATAG09 criteria it is anticipated that the project ecologist will be consulted on the existing noise climate in context to discuss significant of impacts on a species-specific basis.

When determining the magnitude of impact, ‘effect levels’ have been introduced into English noise policy by the NPSE. For construction noise these have been referenced directly in following of the method applied within DMRB LA 111. The LOAEL and SOAEL requires baseline conditions of the residential receptors to be previously determined the methodology is presented below in **Table 10.4**.

Table 10.4: Criteria to define the construction noise LOAEL and SOAEL values

Impact Magnitude	Effect Level
Lowest Observed Adverse Effect Level (LOAEL)	Baseline noise level $L_{Aeq,T}$ for day, evening or night.
Significant Observed Adverse Effect Level (SOAEL)	ABC threshold level determined per BS 5228:2009 +A1:2014 for day, evening or night (residential receptors). AQTAG09 threshold

The proposed magnitude of impact scale for construction noise is presented in aligning with defined magnitudes of LOAEL and SOAEL as presented below in **Table 10.5**.

Table 10.5: Effect level criteria for magnitude of impact from construction noise

Impact Magnitude	Noise Criteria
Major	Above or equal to SOAEL + 5 dB
Moderate	Above or equal to SOAEL and below SOAEL + 5 dB
Minor	Above or equal to LOAEL and below SOAEL
Negligible	Below LOAEL

With respect to noise from construction traffic, Baseline Noise Level (BNL) increases will be calculated for roads within the construction traffic study area in accordance with CRTN and DMRB methods. Traffic generation figures for the construction phase of the Proposed Development are currently undetermined. Until this is confirmed the assessment of traffic will focus on road links immediately adjacent to the Site, with the potential to be 'affected roads' in accordance with the definition from DMRB.

The proposed magnitude of impact scale for construction noise is presented below in **Table 10.6** defining a short-term effect.

Table 10.6: Assessment criteria for magnitude of impact from construction noise

Impact Magnitude	Increase in BNL of closest public road used for construction traffic (dB)
Major	Greater than or equal to 5.0
Moderate	Greater than or equal to 3.0 and less than 5.0
Minor	Greater than or equal to 1.0 and less than 3.0
Negligible	Less than 1.0

Construction noise and construction traffic noise are temporary effects. They shall constitute a significant effect where it is determined that a major or moderate magnitude of impact will occur for a duration exceeding:

- 10 or more days or nights in any 15 consecutive days or nights.
- A total number of days exceeding 40 in any 6 consecutive months.

10.4.8.2 Construction Vibration

Assessment of construction vibration will be relevant to the potential for significant impacts for inter-phase and offsite NSRs. This concerns vibration generated on-site as part of phased construction activities, and typically concerns the chosen methods (currently as undefined) relating to piling and compaction, in relation to ground working activities.

- There would be no demolition activities as part of the Proposed Development.
- The baseline for construction vibration shall be assumed as zero due to the absence of work prior to project commencement.

A study area of 100 m from the closest construction activity with the potential to generate vibration is normally sufficient to encompass vibration sensitive receptors (VSRs). Such proximity will be most prominent with respect to inter-phase impacts. Residential VSRs outside the boundary would not be expected as significant where they are at least 300 m from the proposed construction site.

Vibration levels will be predicted using the guidance contained in British Standard BS 5228-2:2009 +A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration (BS 5228 Part 2). This sets out a methodology for predicting vibration levels arising from a wide variety of construction and open site related activities.

Compliance with BS 5228 Part 2 is expected as a minimum standard when assessing the impact of construction vibration at nearby vibration sensitive receptors.

Humans are known to be very sensitive to vibration where threshold of perception typically lies in the peak particle velocity (PPV) range of 0.14 mm/s to 0.3 mm/s. Vibrations above these values can disturb, startle, cause annoyance or interfere with work activities. At higher levels they can be described as unpleasant or even painful. A summary of the relevant guidance criteria is provided below in **Table 10.7.**

Table 10.7: Guideline Vibration Levels and Effects

PPV (mm/s)	Effect
0.14	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.
0.3	Vibration might be just perceptible in residential environments.
1.0	It is likely that vibration of this level in residential environments will cause complaint but can be tolerated if prior warning and explanation is given to residents.
10	Vibration is unlikely to be tolerable for any more than a very brief exposure to this level.

The LOAEL and SOAEL for vibration will be set as follows in **Table 10.8**. Note these vibration parameters do not require establishment of a baseline.

Table 10.8: Vibration Criteria to define construction vibration LOAEL and SOAEL values.

Impact Magnitude	Effect Level PPV mm/s
LOAEL	0.3
SOAEL	1.0

The proposed magnitude of impact scale for construction noise is presented in **Table 10.9** aligning with defined magnitudes of LOAEL and SOAEL.

Table 10.9: Assessment criteria for magnitude of impact from construction vibration

Impact Magnitude	Noise Criteria
Major	Above or equal to 10 mm/s PPV
Moderate	Above or equal to SOAEL and below 10 mm/s PPV
Minor	Above or equal to LOAEL and below SOAEL
Negligible	Below LOAEL

Assessment criteria for magnitude of impact from construction noise.

Construction vibration is a temporary effect and shall constitute a significant effect where it is determined that a major or moderate magnitude of impact will occur for a duration exceeding:

- 10 or more days or nights in any 15 consecutive days or nights.
- A total number of days exceeding 40 in any 6 consecutive months.

10.4.8.3 Operational Phase Transportation Noise on Proposed Development-Residential

Regarding transportation noise impact upon future NSRs at the Proposed Development, reference will be made to ProPG, and IEMA (2014).

ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise, New Residential Development was developed by a working group consisting of representatives from the Association of Noise Consultants (ANC), Institute of Acoustics (IOA), Chartered Institute of Environmental Health (CIEH) and practitioners from a planning and local authority background.

The scope of ProPG considers new residential development will be predominantly exposed to airborne noise from transportation sources.

The following external noise criteria will be used to define LOAEL and SOAEL drawn from industry guidance for new residential development. These criteria have considered various effects such as daytime annoyance, interference with activities and nighttime sleep disturbance. At night, it will be important to understand both the average equivalent and typical maximum events normally exceeded during that period, in relation to the potential for adverse sleep disturbance.

Of note, the provided effect levels correspond with the external noise level from transportation sources. According to ProPG, ‘negligible’ risk sound levels would occur below 50 dB $L_{Aeq,T}$ day, 40 dB $L_{Aeq,T}$ and 60 dB $L_{Amax(F)}$ night, where defined below by the LOAEL. The ProPG risk hierarchy encapsulates those levels up to 65 dB $L_{Aeq,T}$ day and 50 dB $L_{Aeq,T}$ night at the limit of a ‘low’ risk category and tending towards a ‘medium’ within 5 dB beyond. Levels approximately 5 dB higher than the SOAEL would be classified as ‘high’ risk by ProPG. This is presented below in **Table 10.10**.

Table 10.10: Criteria to define transportation noise exposure LOAEL and SOAEL values for permanent residential dwellings

Impact Magnitude	Effect Level		
	Day 07:00 – 23:00 dB $L_{Aeq,T}$	Night 23:00 – 07:00 dB $L_{Aeq,T}$	Night 23:00 – 07:00 dB $L_{Amax(F)}$
LOAEL	50	40	60
SOAEL	65	55	80

These criteria have been established with general consistency to operational phase impacts described by major infrastructure projects such as High Speed 2 and as listed within IEMA (2014). One exception has been provided in the case of night maxima which has been based on regular events with threshold lowered by 5 dB.

For maximum noise levels, the scope of ProPG considers all sources of transportation as well as the quantity and level of events, it can be concluded that at night (2300 - 0700 hrs) a significant effect on sleep disturbance e.g. behavioural awakening, is likely to occur where the maximum sound level at the façade of a building with partially open windows is above:

- 85 $L_{Amax,F}$ (where the number of events exceeding this value is ≤ 20); or
- 80 dB $L_{Amax,F}$ (where the number of events exceeding this value is > 20).

ProPG would define the chosen criteria of transportation noise exposure LOAEL and SOAEL values for permanent residential dwellings at ‘low’ risk. It otherwise allows for external noise categorisations above the SOAEL where of ‘medium’ and ‘high’ risk as requiring mitigation. The assessment method will therefore be aligned with ProPG on this basis further to the below definitions of LOAEL and SOAEL.

For the purposes of residential use assessment against the Proposed Development, the LOAEL is described within PPG-N as the level above which:

“noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life."

PPG-N furthermore identifies the SOAEL as the level above which *"noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area."*

The proposed magnitude of impact scale for transportation noise incident on the Proposed Development is presented below in **Table** 10.11 aligning with defined magnitudes of LOAEL and SOAEL during different times of the day or night, for residential uses.

Table 10.11: Assessment criteria for magnitude of impact from transportation noise upon the Proposed Residential Development

Impact Magnitude	Noise Criteria

Major	Above or equal to SOAEL + 5 dB
Moderate	Above SOAEL and below SOAEL + 5 dB
Minor	Above or equal to LOAEL and below SOAEL
Negligible	Below LOAEL

10.4.8.4 Operational Phase Transportation Noise on Proposed Development- Education

In terms of the area of the Proposed Development allocated for a school, Building Bulletin 93 forms the typical guidance for educational development in the UK.

Internal ambient noise criteria range within a school from 30dB $L_{Aeq,\,T}$ for an SEN classroom to 50dB $L_{Aeq,\,T}$ for a dining hall. With other spaces within that range. On this basis for the school site, consideration will need to be given to these criteria.

For new schools, the ANC IOA design guide publication, in support of BB93, provides guidelines for acceptable external noise levels based on baseline conditions. This characterizes at the lowest extreme, "*no specifical measures are likely to be necessary to protect buildings or external areas from external noise"*. For new schools, an upper limit should be considered at the boundary of external areas used for formal and informal outdoor teaching and recreation. Higher levels of noise may be possible for the placement of school buildings but will require considerable mitigation to building envelope sound insulation or screening.

The LOAEL and SOAEL for transportation noise affecting the new school site will be set as follows in **Table 10.12**, where the daytime period 07:00 – 19:00 reasonably encapsulates the school day typically defined between 08:00 – 17:00 from referenced guidelines.

Table 10.12: Criteria to define transportation noise exposure LOAEL and SOAEL values for new school site.

Impact Magnitude	Effect Level
	Day 07:00 – 19:00 dB $L_{Aeq,T}$
LOAEL	45
SOAEL	60

The proposed magnitude of impact scale for transportation noise incident on the Proposed Development is presented below aligning with defined magnitudes of LOAEL and SOAEL during different times of the day or night, for residential or educational uses. Note there would be no 'neutral' impact magnitude classification according to referenced guidance. The magnitude of impact thresholds is established in **Table 10.13** below.

Table 10.13: Assessment criteria for magnitude of impact from transportation noise upon the Proposed Education Development.

Impact Magnitude	Noise Criteria

Major	Above or equal to SOAEL + 5 dB
Moderate	Above SOAEL and below SOAEL + 5 dB
Minor	Above or equal to LOAEL and below SOAEL
Negligible	Below LOAEL

10.4.8.5 Operational Phase Road Traffic Noise

With respect to noise from operational traffic, BNL increases will be calculated for roads within the development traffic study area in accordance with CRTN and DMRB methods. Traffic generation figures for the operational phase of the Proposed Development are currently undetermined.

Operational traffic noise will be appraised in the short term and long term, where different criteria would apply. In accordance with DMRB the Opening Year is the year that the scheme is complete, whilst the Future Year is the 15th year after the Opening Year. Given this extends a considerable way into the future, agreement with BCP C would need to be sought with regards to the years that require assessment.

For each applicable road link, the 18-hour traffic flow, % HGV, and average speed would be appraised in the following scenarios:

- Opening Year Baseline.
- Opening Year Baseline Plus Proposed Development Traffic.
- Opening Year Baseline Plus Proposed Development Traffic + Committed Developments.
- All the above for the 15th year after opening.

The BNL would be calculated 10 m from each link and changes determined in each scenario. The results would be tabulated and “change in noise level” indicated to 0.1 dB.

There is no intention to undertake off-Site baseline noise monitoring to validate the baseline and the traffic models.

The proposed magnitude of impact scale for road traffic noise is presented in **Table 10.14** and **Table 10.15** defining respective short- and long-term effects.

Table 10.14: Assessment criteria for magnitude of change from short term road traffic noise

Short Term Impact Magnitude	Short Term Noise Change (dB $L_{A10,18h}$ or L_{night})
Major	Greater than or equal to 5.0
Moderate	Greater than or equal to 3.0 and less than 5.0
Minor	Greater than or equal to 1.0 and less than 3.0

Negligible	Less than 1.0

Table 10.15: Assessment criteria for magnitude of change from long term road traffic noise.

Long Term Impact Magnitude	Long Term Noise Change (dB $L_{A10,18h}$ or L_{night})
Major	Greater than or equal to 10.0
Moderate	Greater than or equal to 5.0 and less than 10.0
Minor	Greater than or equal to 3.0 and less than 5.0
Negligible	Less than 3.0

10.4.9 Assessment of significance

The magnitude of impact is compared against the receptor sensitivity to determine effect significance. The matrix used to determine effect significance is set out in **Table 10.16**.

Table 10.16: **Acoustic Effect Significance Matrix**

Receptor Sensitivity	Magnitude Of Impact			
	Major	**Moderate**	**Minor**	**Negligible /No Effect**
High	Major	Moderate	Minor	Negligible
Medium	Moderate	Minor	Minor	Negligible
Low	Minor	Minor	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Effects that are described as ‘minor’ or ‘negligible’ are generally determined to be ‘not significant’, and effects that are described as ‘moderate’ or ‘major’ are determined to be ‘significant’. Minor effects may constitute a significant impact, but only where the receptor sensitivity is very high. However, the approach to assessing and assigning significance to an environmental effect also relies upon the context of the results of the assessment undertaken in noise and vibration terms.

10.4.10 Determination of mitigation

The EIA noise and vibration assessment enables the likely significant effects of a Proposed Development to be identified so that, where possible, adverse effects predicted to arise because of the proposal can be avoided or mitigated through the adoption of suitable measures from the outset. Additionally, enhancement measures can be incorporated to maximise the beneficial effects of the development.

In the context of noise and vibration this might be such items as acoustic screening achieved by privacy fencing to garden external amenity spaces or inclusion of acoustic glazing and

specific acoustic performance of dwelling building fabric. Biodiversity net gain measures can have positive soundscape benefits also within residential settings.

Indicative mitigation measures are likely to comprise:

10.4.10.1 Construction Phase

Provision of a CEMP including consideration for best practicable means in respect to noise and vibration control.

Consideration for alternative methodologies or plant selections where potentially significant impacts are found.

10.4.10.2 Operational Phase

Specification of suitable acoustic glazing and ventilation measures to control noise ingress into dwellings to acceptable levels with reference to available guidance.

Recommendations in regard to barriers and/or fences, particularly in respect to private amenity spaces.

10.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?

11.0 Socioeconomics

11.1 Introduction

Tetlow King Planning has been instructed to evaluate the socio-economic impact of the Proposed Development, as it is considered there is potential for significant effects on a number of receptors relating to the social and economic wellbeing of both existing and future users of the scheme. This section will look to outline those potential impacts, while determining which are most likely to produce significant effects, and would warrant further analysis, as well as those that are unlikely to have significant effect and are considered suitable for removal from further assessment.

11.2 Known Baseline Conditions

11.2.1 Population Statistics

The existing baseline socio-economic position will be based upon various population statistics from areas around the development, upon which it would have most impact.

The Proposed Development is located within the local authority of Bournemouth, Christchurch and Poole ("BCP") Council, and is located within the South West region of England. Hereafter, these are referred to as the 'Local Impact Area' and 'Wider Impact Area' respectively.

According to 2021 Census data, the total population of BCP Council is circa. 400,192 people, which accounts for 7% of the total population of the South West. Of this total population, 62% are of working age (between age 16 and 64), which is higher than that of the total South West region (61%) and lower than across England as a whole (63%).

11.2.2 Employment Statistics

According to data from the Office of National Statistics ("ONS") Annual Population Survey, of those aged 16 to 64 years living in BCP, 73.9% were employed the year January to December 2024. This is 4.7% below the regional figure of 78.6% across the South West, and 1.9% below the national figure of 75.7% across England.

With regard to the total number of jobs, there were 186,034 people currently in a job at the time of the 2021 Census, compared to 2,692,336 across the South West region as a whole. This indicates that the BCP Council area makes up approx. 7% of the workforce of the whole region.

With regard to employment within the construction sector, considered key for any large scale development such as this, at the time of the Census there were 116,432 employed in this sector in BCP, this represents 8.8% of all employment. This falls slightly below the figure for the South West region where construction accounted for 9.1% of employment, although it is in line with the national figure of 8.7%.

For education, in BCP there were 16,501 employed in this sector which represented 8.9% of all employment, this falls below both regional (9.6%) and national (9.9%) levels.

Finally, for retail, in BCP there were 28,002 employed in this sector which represented 15.1% of all employment, which is broadly in line with both regional (14.9%) and national levels (15%).

Looking at figures for those out of work, as of December 2024, there were 8,530 people claiming Universal Credit or Jobseekers allowance in BCP principally for the reason of being unemployed, this represents approx. 3.4% of the total population. This is higher than the

proportion for the South West region, which stands at 2.7%, but below the national average of 4.1%.

11.2.3 Education Provision

There are a number of early year education facilities within close proximity to the Site, the closest being Bearwood Primary and Nursery School (approx. 0.7 miles), The Lantern Preschool (approx. 1 mile) and Down in the Woods Pre-School (approx. 1.3 miles). There are more options in the wider area in Oakley to the north and Bournemouth to the south in particular.

In terms of primary provision, Bearwood Primary and Nursery School is the closest. Merley First School is also in close proximity (approx. 1.6 miles). Again, there are additional options within Bournemouth to the south in particular.

Looking at secondary provision, the closest secondary school to the site is Oak Academy (approx. 1.8 miles), according to their 2025/26 admissions policy, they have space for 180 pupils in year 7. Again, there are additional options for secondary schools in the wider area particularly within Bournemouth to the south.

11.2.4 Healthcare Provision and Statistics

According to the NHS Service Search website, there are a number of GP surgeries covering the site area[53] the closest being The Harvey Practice, spread across two locations at Merley (approx. 1.2 miles from site) and Broadstone (approx. 2.5 miles from site). According to the latest CQC inspection (2016), there were 7,000 patients registered with five full-time equivalent (FTE) GPs.

Guidance contained within the Healthy Urban Development Unit (HUDU) Planning Contribution Model 2009 suggests an appropriate GP to patient ratio is 1:1,800 in order to calculate capacity for facilities. Utilising this ratio, there is capacity for circa. 2,000 additional patients across both locations. It is acknowledged these figures are based on a CQC report from 2016, however, the NHS Service Search function indicates the practice is accepting patients.

Other GP surgeries covering the site area include:

- The Banks and Bearwood Medical Centre (approx. 0.55 miles from site);
- Walford Mill Medical Centre (approx. 2.8 miles from site);
- Oakdale Surgery (approx. 3.3 miles from site); and
- The Birchwood Practice (approx. 3.5 miles from site).

In terms of population health statistics, according to the 2021 Census 81.6% of residents were either in very good or good health, which is slightly lower than the regional figure (81.8%) and lower than the national figure (82.2%). 5.3% of the population were of bad or very bad health, which is slightly higher than the national figure (5.2%) and higher than the regional figure (5%).

11.2.5 Housing and affordability

BCP Council has significant issues with housing affordability, demonstrated by a median house price to median income ratio of 9.43 in 2024, this is 11% higher than the same ratio across the wider South West region, and 22% higher than the national ratio.

[53] Based on a postcode search of BH21 3AP, covering the proposed access to the site.

In terms of lower quartile house prices to lower quartile incomes, typically considered to be the 'more affordable' segment of the housing market, the ratio stands at 8.79. Again, this is 5% higher than the South West ratio, and 30% higher than the ratio across England.

In terms of actual house prices, the median house price has risen by 21% from £278,000 in 2019 (when BCP Council was formed), to £335,000 in 2024. This median house price is some 10% higher than the figure for the South West region, and 17% higher than the national median house price. More locally, within BCP 001 MSOA where the site is located, median house prices in 2024 were £475,000, 42% higher than the figure across BCP Council as a whole.

For lower quartile house prices, these have risen by 18% from £208,999 in 2019 to £245,000 in 2024. This lower quartile house price is some 8% higher than the figure for the South West region, and 29% higher than the national lower quartile house price. Again, within BCP 001 MSOA, lower quartile house prices in 2024 were £410,000, 67% higher than across BCP as a whole.

In addition to high house prices, the 3,144 households on the Council's Housing Register (as of 31 March 2025) is further indication of the affordability issues across the BCP Council area. Despite this demonstrating a clear need for additional affordable housing, since the Council was formed in 2019/20, just 123 additional affordable homes have been delivered after accounting for Right to Buy losses from the existing housing stock.

The latest Housing Needs Assessment for BCP Council (2021 Local Housing Needs Assessment) calculated a need for 2,670 affordable dwellings to be provided per annum over the period 2021/22 to 2038/39. Against this need figure, the Council has delivered just 14 affordable dwellings in the first three monitoring years (including a net loss of units in the 2021/22 and 2022/23 monitoring periods), accumulating a shortfall of -7,996 dwellings and just 0.2% of identified affordable housing needs have been met.

The above demonstrates serious affordability challenges within BCP Council, with affordability indicators that show a poor and worsening position.

11.2.6 Open Space and Recreation

The site at present is currently made up of agricultural land, it is therefore not considered that its development is likely to result in significant loss of open space used for recreation purposes. In terms of existing open spaces in the local area, one of the most notable is the existing Canford Park SANG (Suitable Alternative Natural Greenspace), a 30ha area of open space lying to the northeast of the proposed site area has been realised, with an additional 14ha yet to be implemented. The SANG was introduced as a measure of mitigation for the Canford Park development to the south of the site, in order to direct provide alternative recreation space from those already existing. It is linked to the Canford Park development via a link path on the junction of Magna Road and Knighton Lane. Full planning permission has been secured for the formation of a 44ha Meadow SANG, offering further opportunity to realise the Stour Valley Way concept.

Other notable areas of open recreation space include:

- The Stour Valley Way, a 64mile walking route that follows much of the course of the River Stour.
- Fenner's Field recreation ground (approx. 1.6 miles from Application Site)
- Longham Lakes (approx. 2.3 miles from Application Site);
- Canford Heath Nature Reserve (approx. 2.5 miles from Application Site)
- Holmwood Park SANG (approx. 2.7 miles from Application Site);

11.2.7 Indices of Multiple Deprivation

The Indices of Multiple Deprivation (IMD) measures relative deprivation using a series of data to rank every neighbourhood (Lower Layer Super Output Area "LSOA") in England. The IMD combines information from several domains – income, employment, education, health, crime, barriers to housing, living environment – to produce an overall relative measure of deprivation. The site is located within the Bournemouth, Christchurch and Poole 001A LSOA.

Table 11.1 below shows that the site falls within a LSOA within the 50% most deprived neighbourhoods, indicating that while it is not one of the more deprived areas, it does have areas in need of improvement. **Table 11.1** shows the areas of concern in relation to this neighbourhood:

Table 11.1: Index of Multiple Deprivation

Domain	Decile (1 = most deprived, 10 = least deprived)
Income	5
Employment	4
Education, Skills, Training	4
Health	5
Crime	4
Barriers to Housing & Services	5
Living Environment	7
Overall IMD	5

The table above shows that the areas of slightly more concern in the area are employment, education and crime. It is not considered that the living environment is of concern, other areas are considered of average levels of deprivation, with room for improvement.

11.3 Key Issues and Requirement for Assessment

As outlined above, there are considered to be a number of receptors with potential for significant impact with regard to the social and economic wellbeing of the area surrounding the Proposed Development, hence the need to consider these receptors within a Environmental Statement. There is however no legislative requirement that determines the exact scope for a socio-economic assessment to take. Therefore, the approach will be based on an understanding of the characteristics of the site itself, its surrounding areas, and the development being proposed.

The scope will consist of both geographical and temporal considerations. In terms of geography, the main impacted area is considered to be the BCP Council area within which the site is located, and its more immediate local vicinity. In terms of timing, the impacts are considered primarily to be within the construction and operational phases of the development.

Table 11.2 below sets out the expected relevant socio-economic effects of the proposals, along with an initial indication of the overall sensitivity of the receptors, the anticipated magnitude of change caused by the development, and whether this is likely to be sufficient to warrant inclusion of the effect within the scope of the wider EIA.

The intent of this section of the Scoping Request is not to provide a detailed appraisal of likely impact (this will be provided within the ES), but rather to determine whether individual elements should be included within the ES scope.

Table 11.2: Summary of Potential Significant Effects

Effect	Receptor Importance / Sensitivity	Envisaged Magnitude of Change	Potential to be Significant and Included in the EIA Scope
Social Cohesion, Inclusive Design and Access to Community Facilities	Low	Medium	No – not included
Crime Reduction and Community Safety	Low	Medium	No – not included
Access to Healthy Food	Low	Small	No – not included
Access to Open Space and Recreation Facilities	Medium	Medium	Yes - included
Access to Work and Training	Medium	Medium	Yes – included
Access to Education	Medium	Medium	Yes – included
Access to Healthcare Facilities	Medium	Medium	Yes – included
Provision of Housing	High	Large	Yes - included
Impact on Local Economy	Medium	Medium	Yes - included
Areas of Higher Levels of Deprivation	Medium	Medium	Yes - included

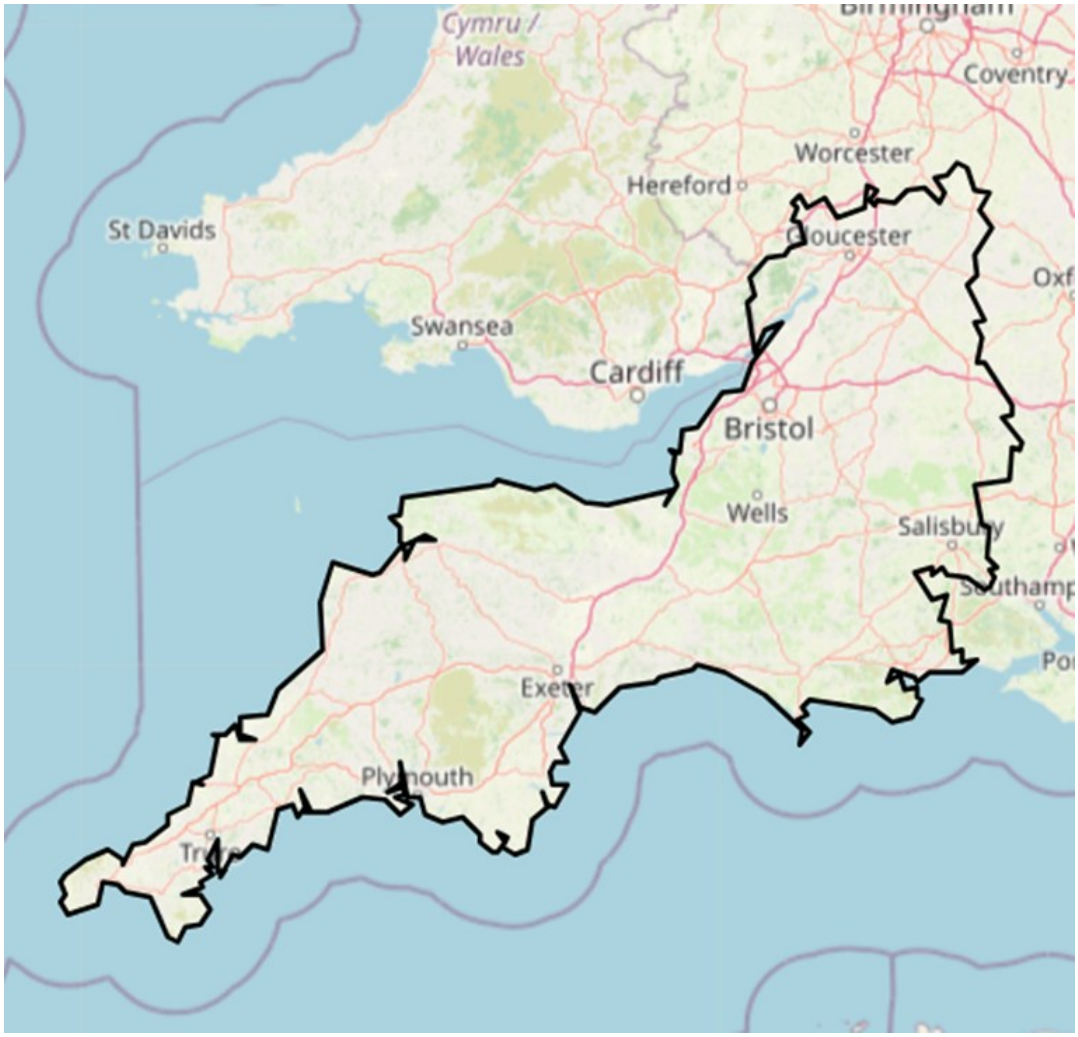
11.4 Assessment Methodology

11.4.1 Proposed study area extent

Appropriate study areas have been defined, based on the understanding of the site and its likely socio-economic impacts on the population of its immediate and wider surrounding areas. These impact areas, as defined above, are the ‘Local Impact Area’ of the BCP , and the ‘Wider Impact Area’ which refers to the South West region of England as a whole. These are established, and measurable geographical areas, which has allowed for more accurate data collection, analysis and comparison.

Plate 11.1: Local Impact Area

Plate 11.2: Wider Impact Area



11.4.2 Legislation, standards and guidance

As noted, there is no formal guidance on socio-economic assessments, the assessment will include a review of the planning policy context and take into account any relevant economic and social strategies. The following policy documents are relevant to the proposed study area:

- National Planning Policy Framework (2024);
- Poole Local Plan (2018)

Whilst formal guidance on socio-economic assessments is not fixed, there are best practices and methodological guidance that has been followed, including the Additionality Guide[54] and Employment Density Guide[55] which was produced by the Homes and Communities Agency ("HCA" – now known as Homes England). Other economic factors have been taken into account in order to determine overall net economic impacts of the development, including:

- **Leakage** - intended benefits of the Proposed Development for the study area, that unintentionally benefit those outside of the study area, or intended area of benefit. It is usually considered that 'leakage' should be deducted from overall (or net) accumulated benefits of a proposal on a target area.
- **Displacement** - effects of Proposed Development that can cause expansion or increase in one effect, may also have the effect of decreasing the same effect in another location. Again, usually an unintended consequence that should be deducted from overall (or net) accumulated benefits of a proposal on the target area.
- **Multiplier Effects** - Further effects directly caused as a result of the initial effects of the Proposed Development (for instance, additional local income, local supplier or workforce impacts) also need to be considered.

11.4.3 Approach to the baseline assessment

This scoping report has sought to set out high level baseline statistics for both the Local and Wider Impact Areas, these will be expanded upon within the EIA process. The specific baseline figures have been chosen as they are considered most relevant indicators of current socio-economic levels, and are measurable in terms of how the Proposed Development is likely to impact the study areas.

Baseline statistics are taken from a variety of published data sources, including (but not limited to): Office for National Statistics Data, NHS data, CQC and OFSTED data, and reports contained within the Local Authorities' Local Plan evidence base (either adopted or emerging).

11.4.4 Summary of key information

A number of supporting assessments accompanying the overall EIA process will be utilised in the socio-economic assessment, these include:

- Health Impact Assessment;
- Retail Assessment;
- Education Assessment; and
- Affordable Housing Statement.

11.4.5 Assessment of impact

The impact of the Proposed Development on both the Local and Wider Impact area will take into account the impact in terms of whether it is during the construction or operational phase

[54] Additionality Guide, Fourth Edition, 2014 (HCA)

[55] Employment Density Guide, Third Edition, 2015 (HCA)

of the development; whether it is a short-term, long-term or permanent impact; and importantly, whether it is an adverse or beneficial impact. These will all feed into the overall conclusion of where the impact is judged, on a scale ranging from large to negligible. The impact will be based against the change to the baseline conditions of the study area, allowing for conclusions to be drawn based on professional judgement. **Table 11.3** below sets out the general approach to assessing impact magnitude:

Table 11.3: General Approach to Description of Magnitude

Magnitude Of Impact (Change)		Typical Description
Large	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features of elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Small	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

11.4.6 Assessment of significance

The overall impact of the Proposed Development will not only be based on the magnitude of the impact itself, but an assessment of the baseline conditions of the site and the effect this

has on its ability handle this change. This is referred to as the 'sensitivity' of the receptor, those receptors less susceptible to change are more likely to experience overall greater impacts. This will depend on a number of factors, including, the geographical scale of the receptor, how prevalent the receptor is in the study areas and whether the receptor can be replaced or mitigated for, again this will be ultimately based on professional judgement. **Table 11.4** sets out the general approach to assessing the sensitivity of the receptors:

Table 11.4: General Approach to Receptor Sensitivity

Sensitivity (value/importance) of the receptor	Typical description
Very High	Very high importance and rarity, international scale, and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

11.4.7 Determination of mitigation

As outlined above, the full assessment will take into account both adverse and beneficial effects of the Proposed Development. Where adverse impacts are identified, mitigation measures will be outlined to reduce these effects, as well as to maximise the beneficial impacts. The overall judgement on the overall impact upon a receptor will take into account any mitigation made within the development, to accommodate the change.

The assessment will also take into account the cumulative impact of the proposal in combination with other committed developments in proximity to the Proposed Development.

11.5 Questions to Consultees

- Do consultees agree with the proposed Wider and Local Impact Area?
- Do consultees agree with the proposed approach to the impact assessment?
- Do consultees agree that the following impacts can be scoped out?
  - Social cohesion, inclusive design and access to community facilities;
  - Crime reduction and community safety;
  - Access to healthy food.

12.0 Traffic and Transportation

12.1 Introduction

This chapter sets out the proposed approach to the assessment of the likely significant traffic and transportation effects of the Proposed Development.

The wider multi-modal transport impacts of the Proposed Development would be assessed within separate Transport Assessment and Travel Plan reports which would inform the Traffic and Transportation chapter of the ES.

12.2 Known Baseline Conditions

The site is located north of Magna Road and bounded by Knighton Lane to the east.

12.2.1 Magna Road

Magna Road is two-way single carriageway linking east-west between Ringwood Road to the east and Gravel Hill Road to the west via Queen Anne Drive. Magna Road is lit, with footways on both sides of the carriageway, and in the vicinity of the site is subject to a 40mph speed limit to the west and 30mph to the east. To the west of its junction with Canford Magna, Magna Road becomes Queen Anne Drive.

Extensive cycle modern cycle facilities are provided on Magna Road including both shared footway/cycleway New cycle lanes have been provided along the eastern end of Magna Road, on carriageway, beginning at BoP's boundary and heading west until Canford Magna.

12.2.2 Ringwood Road (A348)

Ringwood Road provides a north-south link between the A31 to the north and the A3049, and Poole Town Centre, to the south. To the north of Bear Cross Roundabout, Ringwood Road is single carriageway and subject to a 30mph speed limit. To the south of Bear Cross Roundabout, Ringwood Road is dual carriageway in each direction and subject to a 40mph speed limit. Ringwood Road is lit, and in the vicinity of Bear Cross Roundabout has footways on both sides of the carriageway.

12.2.3 Gravel Hill

Gravel Hill is single carriageway. It provides a north-south link between the A31 and Poole town centre. Gravel Hill is lit, and subject to a 30mph speed limit in the vicinity of the junction with Queen Anne Drive.

12.2.4 A31

The A31 forms part of the strategic road network and is managed by the Highways Agency. It routes east-west north of Bournemouth and Poole, connecting to the M27 to the east and the A35 to the west.

12.2.5 Baseline Traffic Flow Data

Traffic flow surveys have been undertaken on the local road network during weeks commencing 16th and 23th June 2025 and this data when processed will form the baseline traffic flow data for the assessment.

Traffic surveys were undertaken between 0700–1000hrs and 1600–1900hrs on one weekday at the following junctions:

- A31/A349 3 arm roundabout

- A349/B3073 3 arm roundabout
- A349/Queen Anne Drive 3 arm traffic signal junction
- Magna Road/Canford Magna 3 arm traffic signal junction
- Magna Road/Canford Magna Garden Centre 4 arm traffic signal junction
- Magna Road/Knighton Lane/Provence Drive 4 arm traffic signal junction
- Magna Road/Ringwood Road 4 arm roundabout
- A31/A347 Ringwood Road 3 arm roundabout
- A348 Ringwood Road/B3073 Christchurch Road 3 arm roundabout
- A348 Ringwood Road/B3073 3 arm roundabout
- A31/Wimborne Road/Ham Lane 6 arm through-about roundabout

A 7-day automatic traffic count survey was undertaken on Magna Road (between Canford Magna Garden Centre and Knighton Lane).

12.3 Key Issues and Requirement for Assessment

The Proposed Development would generate traffic and the movement of people and The Institute of Environmental Management and Assessment (IEMA) Guidelines: Environmental Assessment of Traffic and Movement provides advice on how to carry out the assessment of traffic and movement of people as part of a statutory EIA or non-statutory environmental assessment.

The IEMA Guidelines identifies the following specific traffic and movement related impacts:

- Severance of communities
- Driver delay
- Pedestrian delay (including delay to all non-motorised users
- Non-motorised user amenity
- Fear and intimidation
- Road safety
- Hazardous/large loads

Table 12.1 below sets out the expected relevant traffic and transportation effects of the proposals, along with an initial indication of the overall sensitivity of the receptors, the

anticipated magnitude of change caused by the development, and whether this is likely to be sufficient to warrant inclusion of the effect within the scope of the wider EIA.

The intent of this section of the Scoping Request is not to provide a detailed appraisal of likely impact (this will be provided within the ES), but rather to determine whether individual elements should be included within the ES scope.

Based on the expected effects shown in **Table 12.1** it is proposed that all the effects would be included in the ES scope apart from the assessment of hazardous/large loads as associated traffic movements haven't been identified.

Table 12.1: Summary of Potential Significant Effects

Effect	Receptor importance / sensitivity	Envisaged magnitude of change	Potential to be significant and included in the EIA scope
Severance of communities	High	Medium	Yes – included
Road vehicle driver and passenger delay	High	Medium	Yes – included
Non-motorised user delay	High	Medium	Yes – included
Non-motorised amenity	High	Medium	Yes – included
Fear and intimidation on and by road users	High	Medium	Yes – included
Road user and pedestrian safety	High	Medium	Yes – included
Hazardous/large loads	High	Negligible	No – not included

12.4 Assessment Methodology

This section describes the proposed assessment methodology to assess the effects of the Proposed Development.

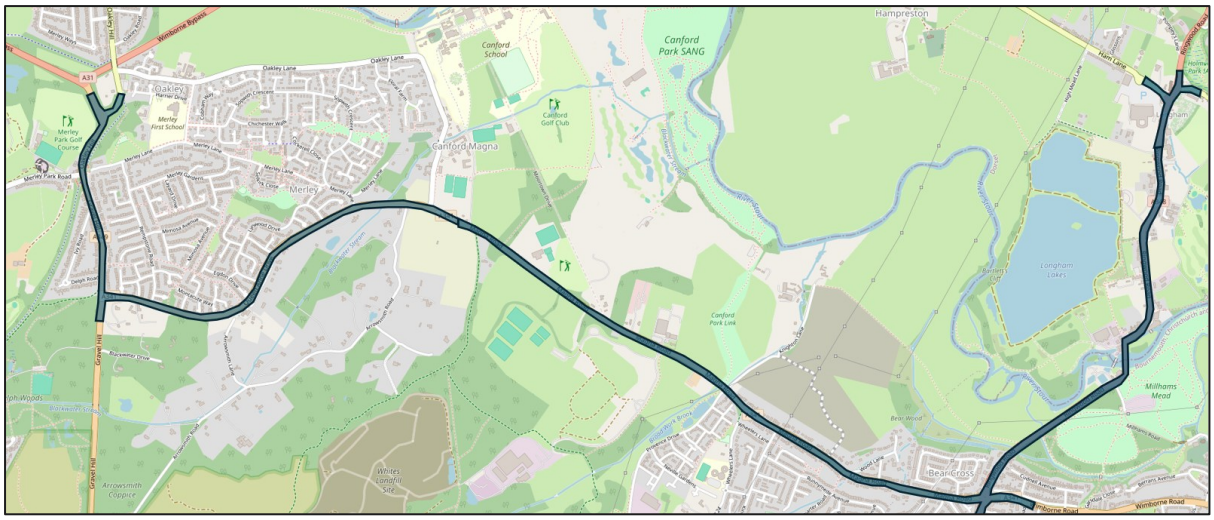
12.4.1 Proposed study area extent

The proposed study area would include the following links:

- Gravel Hill (north of Queen Anne Drive);
- Queen Anne Drive;
- Magna Road (west of site);
- Magna Road (east of site);
- Ringwood Road (south of Magna Road); and
- Ringwood Road (north of Magna Road).

These links are also highlighted in **Plate 12.1** and relevant traffic flow data for this area would be produced for the noise and air quality assessments.

Plate 12.1: Local Impact Area



As described in the IEMA Guidelines, for the study area described above, two rules would be applied to determine the extent of the environmental assessment.

Rule 1 - Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%).

Rule 2 - Include highway links of high sensitivity where traffic flows have increased by 10% or more.

12.4.2 Legislation, standards and guidance

The IEMA Guidelines provide advice on how to carry out the assessment of traffic and movement of people and would be used to undertake the assessment.

12.4.3 Summary of key information

The key information relating to the Proposed Development would be the proposed level and distribution of traffic and people movement from the site. This would be calculated in detail within the Transport Assessment and used to assess the effects of the Proposed Development.

12.4.4 Assessment of impact

The IEMA Guidelines provide advice on how to quantify the magnitude of impacts and this is summarised below for each traffic and movement related impact.

<u>Severance of Communities</u>

The IEMA Guidelines defines severance as:

'…the perceived division that can occur within a community when it becomes separated by major transport infrastructure.'

The IEMA guidelines acknowledge that the measurement and prediction of severance is extremely difficult. Factors which need to be considered when determining whether severance is likely to be an important issue at the sensitive receptors include: road width,

traffic flow and composition, traffic speeds, the availability of crossing facilities, and the number of movements that are likely to cross an affected route.

Three main indicators for the assessment of severance have been formulated from studies of changes in traffic flow on observed links and are discussed in the IEMA Guidelines. These comprise:

- Change in flow of up to 30% - slight separation effects;
- Change in flow of up to 60% - moderate separation effects; and
- Change in flow of up to 90% - substantial separation effects.

Driver Delay

Delays to drivers occur principally at junctions where vehicles are performing conflicting manoeuvres. The Transport Assessment would include detailed junction capacity assessments which estimate vehicle delays and by testing each junction for the baseline condition and with the development, it is possible to determine the sensitivity to development traffic.

Pedestrian Delay (incorporating delay to all non-motorised users)

Changes in the volume, composition or speed of traffic may affect the ability of pedestrians to cross roads. Generally speaking, increases in traffic are likely to correspond to increased pedestrian delay. Pedestrian delay will also depend upon the level of pedestrian activity, visibility and physical conditions.

The IEMA methodology directs assessors to use their own judgement, based on experience, as to whether or not pedestrian delay is a significant impact. The determination of what constitutes a material impact on pedestrian delay and amenity is generally left to the judgement of the assessor and knowledge of local factors and conditions.

The IEMA Guidelines refer to The Department for Transport TAG Unit A4-1 Social Impact Appraisal (2021) which includes guidance on assessing the hindrance of pedestrian movements and DMRB LA 112 ‘Population and Human Health’ which contains sensitivity values for walkers, cyclists and horse riders based on traffic flow thresholds. The guidance contained in these documents would be used to assess pedestrian delay.

Non-Motorised / Pedestrian Amenity

The term pedestrian amenity can be defined as the relative pleasantness of a journey and is affected by traffic composition and speed as well as separation from traffic, as well as the pedestrian experience along the route (which can include factors as diverse as landscaping, areas of interest, rest facilities, protection from the elements, etc.). This also includes fear and intimidation. There is no defined measure of pedestrian amenity. A tentative threshold for judging significance is set out in the IEMA guidelines where it is considered traffic flow would have to half or double for the effect to be noticeable.

Fear and Intimidation of and by Road Users

The IEMA Guidelines provide a formula for determining levels of fear and intimidation, based on average traffic flow, the HGV flows, and average vehicle speed. This is used to quantify

the level of fear and intimidation in both base and future scenarios, and from there identify the magnitude of impact based on the overall change between scenarios.

Road Safety

The Transport Assessment would include a review of collisions on the local road network and would be used to determine the significance of road safety effects.

12.4.5 Assessment of significance

The assessment of significance would consider the sensitivity of the receptor and the magnitude of impact and an example matrix is shown in **Table 12.2** below.

Table 12.2: EIA Scoping Matrix

		Envisaged Scale or Magnitude				
Sensitivity of the Receptor		**Large**	**Medium**	**Small**	**Negligible**	**No change**
	Very High	Major	Major	Moderate	Slight	Neutral
	High	Major	Moderate	Slight	Negligible	Neutral
	Medium	Moderate	Moderate	Slight	Negligible	Neutral
	Low	Slight	Slight	Negligible	Negligible	Neutral
	Negligible	Negligible	Negligible	Negligible	Negligible	Neutral

12.4.6 Determination of mitigation

Mitigation may be required where significant effects have been predicted and could include highway improvement works, pedestrian, cycle and public transport improvement measures or Travel Plan measures.

12.5 Questions to Consultees

- Do consultees agree with the proposed Study Area?
- Do consultees agree with the proposed approach to the impact assessment?
- Do consultees agree that the assessment of Hazardous/large loads can be scoped out?

13.0 Summary

13.1 Proposed Structure of the ES

The ES will be divided into three volumes.

Volume 1 will be the main part of the ES and, based on the preliminary conclusions of this report, will be structured as follows:

Chapter	Chapter title	Summary content of the chapter
1	Introduction	Provides scheme background and context, an explanation of EIA and the EIA Regulations, a description of the structure of the ES etc.
2	EIA Methodology	Describes the methodology employed throughout the EIA process (including scoping and public consultation etc.) and the ES (including the derivation of significance etc.).
3	Site Description	Provides a description of the existing land uses within the Application Site and within the wider study area to place the Proposed Development in the wider context.
4	Alternatives & Design Evolution	Will describe the alternatives that have been considered by the Applicant and the main environmental reasons for the decisions made during the evolution of the Application Site design.
5	The Proposed Development	Provides a full description of the scale and nature of the Proposed Development.
6 to 12	Topic-specific chapters	Provides detailed assessment of each of the topics for which significant effects are considered likely. Based on this Scoping Request, these are proposed as being: 6. Air Quality 7. Ecology and Biodiversity 8. Built Heritage 9. Landscape and Visual 10. Noise and Vibration 11. Socioeconomics 12. Traffic and Transportation
13	Intra-Development Cumulative effects	Provides an assessment of the intra-development cumulative effects of the Proposed Development
14	Summary of Residual Effects, Mitigation and Next Steps	Contains an overall residual effects table to summarise the significance of impacts discussed in each of the technical chapters. A table will also be included to summarise all secondary mitigation proposed.

Volume 2 will contain the technical appendices that have informed the chapters contained within Volume 1. This will include documents such as the Ecological Impact Assessment (EcIA) and Noise Impact Assessment.

Volume 3 will be the Non-Technical Summary of the information provided in Volume 1. Its purpose is to provide an overview of the Proposed Development and its impacts on the environment for non-specialists.

13.2 Next Steps

This is a request for a scoping opinion submitted in accordance with Regulation 15(1) of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The consideration of likely significant effects in this request for a scoping opinion is preliminary, based on the professional views of the Applicant's technical consultant team.

In accordance with Regulation 15(3), should BCP Council consider that it has not been provided with sufficient information to adopt a scoping opinion, they should notify the person making the request of the points on which it requires additional information.

As set out in Regulation 15(4), BCP Council must not adopt a scoping opinion until it has consulted the consultation bodies, but must […], within 5 weeks beginning with the date of receipt of that request for a scoping opinion, or such longer period as may be agreed in writing with the person making the request, adopt a scoping opinion and must send a copy to the person who made the request.

As per Regulation 15(6), before adopting a scoping opinion BCP Council must take into account –

(a) any information provided by the applicant about the Proposed Development;

(b) the specific characteristics of the particular development;

(c) the specific characteristics of development of the type concerned; and

(d) the environmental features likely to be significantly affected by the development.

Appendix A Schedule 4 of the EIA Regulations 2017 (as amended)

Request for a Scoping Opinion

Land at North of Magna Road, Poole

W.H. White Ltd and Estate Resources & Management Limited

SLR Project No.: 433.000134.00001

25 July 2025

Schedule 4

Information for inclusion in Environmental Statements

1. A description of the development, including in particular:

a) a description of the location of the development;

b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;

c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;

d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

a) the construction and existence of the development, including, where relevant, demolition works;

b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;

c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);

e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(**1**) and Directive 2009/147/EC(**2**).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(**3**) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(**4**) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

9. A non-technical summary of the information provided under paragraphs 1 to 8.

10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.

Appendix B Plans

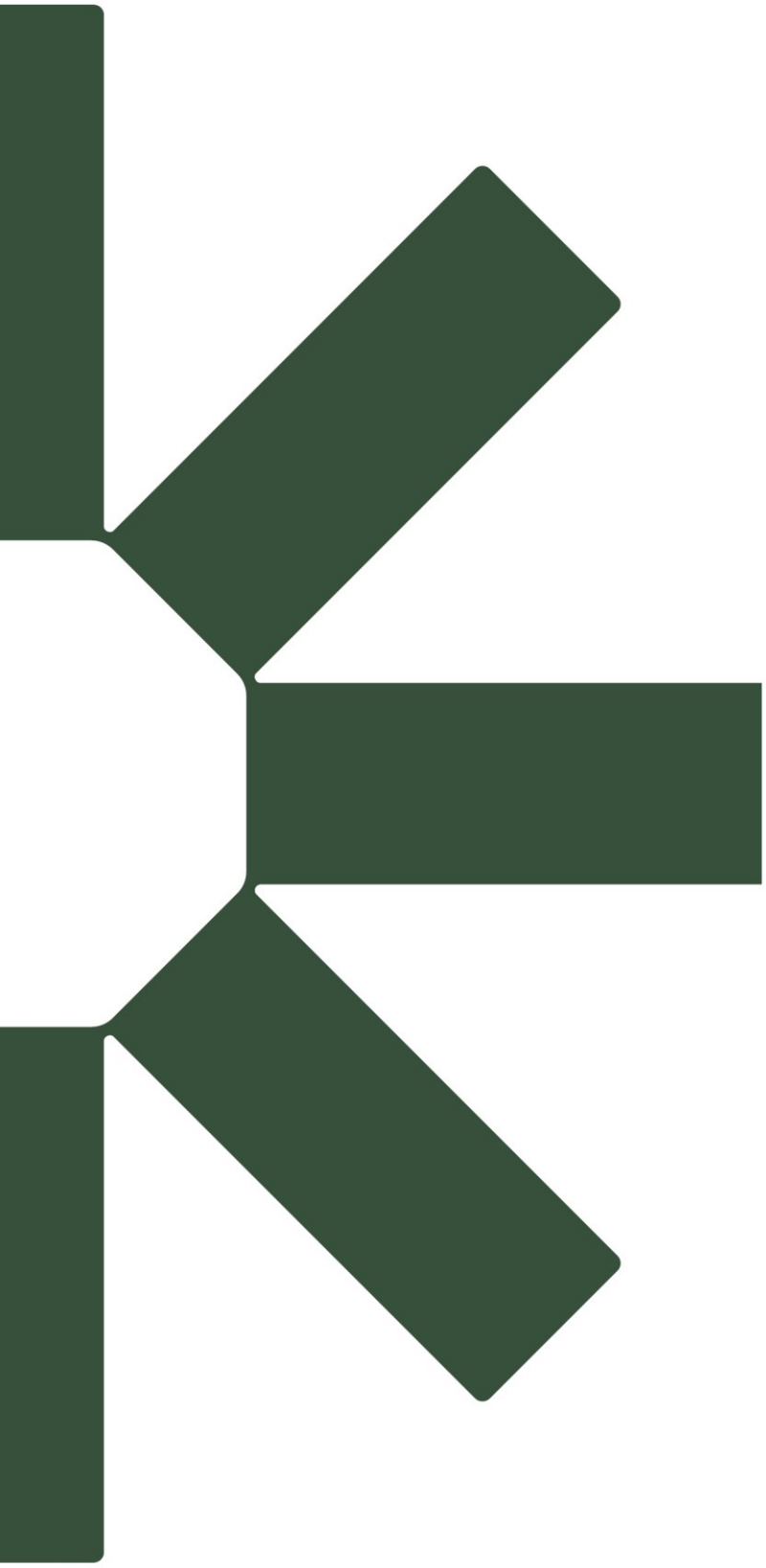
Request for a Scoping Opinion

Land at North of Magna Road, Poole

W.H. White Ltd and Estate Resources & Management Limited

SLR Project No.: 433.000134.00001

25 July 2025



Making Sustainability Happen