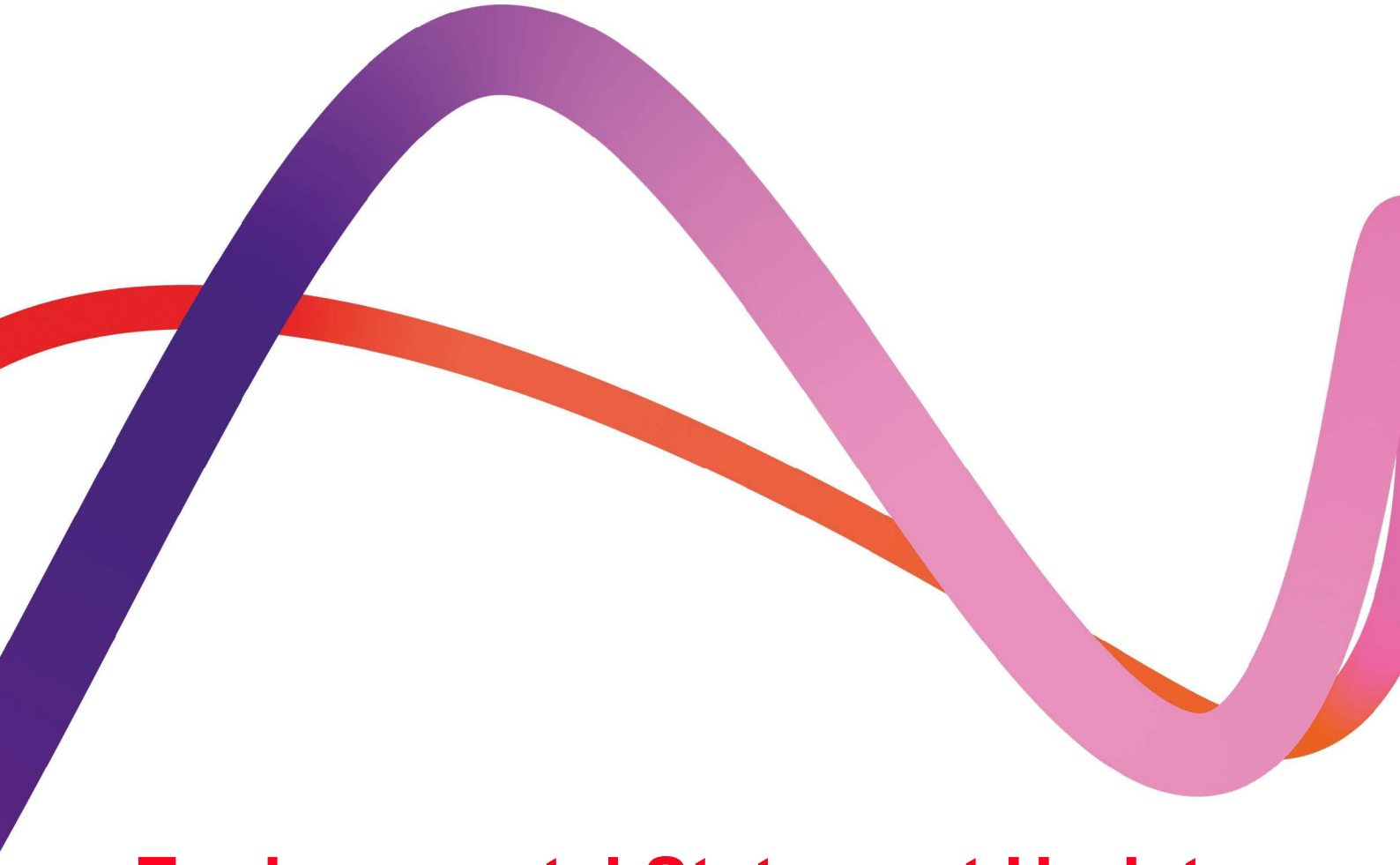
Canford Energy from Waste
Combined Heat and Power Facility



Environmental Statement Update
Non-Technical Summary

May 2026

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Contents

1. Introduction

1.1 Background

1.1.1 MVV Environment Limited ('the Applicant') has submitted a full planning application for a Carbon Capture Retrofit Ready (CCRR) Energy from Waste Combined Heat and Power (EfW CHP) Facility at Canford Resource Park, located off Magna Road in the northern part of Poole. Together with the associated CHP Connection, Distribution Network Connection (DNC) and Temporary Construction Compound(TCC), these works are the Proposed Development.

1.1.2 The primary purpose of the Proposed Development is to treat residual waste generated by households and commercial and industrial sources from Bournemouth, Christchurch, Poole and surrounding areas, that cannot be recycled, reused or composted and that would otherwise be landfilled or exported to alternative EfW facilities further afield, either in the UK or Europe.

1.1.3 The Proposed Development would recover useful energy in the form of electricity and hot water from up to 260,000 tonnes of residual waste each year.

1.1.4 The Proposed Development has a generating capacity of approximately 31 megawatts, exporting around 28.5 megawatts of electricity to the grid. The electrical power exported by the plant will be approximately equivalent to the consumption of around 60,000 typical UK households, close to the number of households in Poole (currently around 65,000)[1].

1.1.5 Subject to commercial contracts, the Proposed Development will have the capability to export heat (hot water) and electricity to occupiers of the Magna Business Park and lays the foundations for a future CHP network to connect customers off Magna Road.

The Applicant

1.1.6 The Applicant is part of the MVV Energie AG group of companies. MVV Energie AG is one of Germany's leading energy companies, employing over 6,800 employees and a combined turnover of over €6 billion (to end of September 2025[2]). The Proposed Development represents an investment of approximately £350m.

1.1.7 The company has over 50-years' experience in constructing, operating and maintaining EfW CHP facilities in Germany and the UK. MVV Energie's portfolio includes a 700,000 tonnes per annum residual EfW CHP facility in Mannheim, Germany.

1.1.8 MVV's largest operational project in the UK is the Devonport EfW CHP Facility in Plymouth. Since 2015, this modern and efficient facility has been using around 265,000 tonnes of municipal, commercial and industrial residual waste per year to generate electricity and heat, notably for His Majesty's Naval Base Devonport in Plymouth, and export electricity to the grid.

1.1.9 MVV Energie has a growth strategy to be carbon neutral by 2035[2] and thereafter carbon negative, i.e., climate positive.

[1] BCP Insight. Based Household Projections 2018.

[2] See MVV's Annual Report 2025 for further information - www.mvv.de/fileadmin/user_upload/Investoren/en/geschaeftsjahr_2025/Annual_Report/MVV_Geschaeftsbericht_GJ_2025_engl.pdf

1.2 Current Status of the Proposed Development

1.2.1 The planning application was submitted in July 2023 and included an Environmental Impact Assessment (EIA) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The application was refused in 2025 and is now the subject of a planning appeal.

1.2.2 As part of the appeal process, the Planning Inspectorate issued a Regulation 25 request for further environmental information under the EIA Regulations 2017. This request focused on whether baseline environmental data presented in the **2023 ES** and the **2024 ES Addendum** remain representative of current environmental conditions or whether updates were required to ensure the assessment conclusions remained valid.

1.2.3 The Appellant responded to the Regulation 25 Request in March 2026, setting out the proposed approach to updating the environmental information. This response confirmed that for some topics, including hydrology and traffic and transport, the baseline information remained robust and representative and did not require updating.

1.2.4 This Environmental Statement Update (the '**2026 ES Update**') has been prepared to provide the full response to the Planning Inspectorate's letter and to bring together all relevant updates to the environmental information supporting the appeal.

1.3 Key Changes from the 2023 ES and 2024 ES Addendum

1.3.1 The **2026 ES Update** does not introduce a new development proposal, but provides targeted updates to the environmental information to ensure it remains accurate, up to date and robust. The key changes addressed are broadly summarised below:

- Amendments to the redline in relation to the removal of Temporary Construction Compound 2 (TCC2);
- Updated baseline information, where relevant;
- Updated cumulative assessment; and,
- Clarification in relation to the transport scenarios assessed.

1.3.2 The original application identified two potential Temporary Construction Compounds (TCC), with only one to be used in practice. Following further discussions and assessment, it has now been confirmed that TCC1 would be available for the Proposed Development. As a result, TCC2 is no longer required and has been removed from the development boundary.

1.3.3 The Proposed Development boundary has therefore been updated to reflect the removal of TCC2. The updated Red Line Boundary now covers an area of approximately 8.8 hectares as shown on updated ES Figure 1.1 and below in NTS Figure 1-1.

1.3.4 Although some figures presented in earlier ES documents still show the original boundary, the **2023 ES** and **2024 ES Addendum** assessed a reasonable worst-case scenario and considered the temporary construction compounds separately. On this basis, those earlier assessments remain valid unless otherwise stated within the **2026 ES Update**.

1.3.5 Following the Regulation 25 request, baseline environmental information has been reviewed and updated where necessary in the **2026 ES Update**. This includes updates for the following topics:

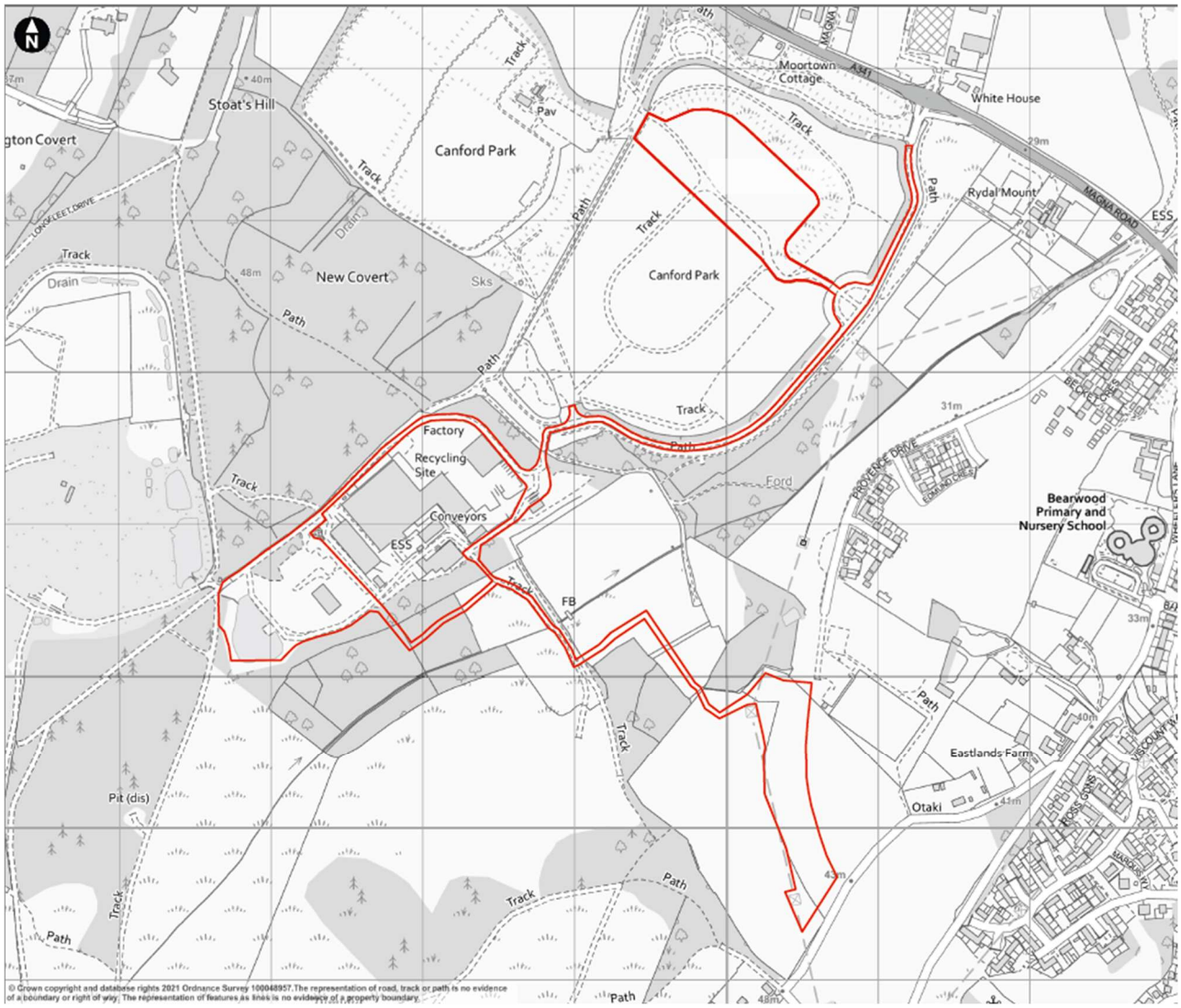
- Air Quality;
- Climate Change;

- Ecology;
- Landscape and Visual; and
- Noise.

1.3.6 An updated cumulative assessment has also been undertaken to reflect the passage of time and the progression of nearby developments since the **2024 ES Addendum**.

1.3.7 The transport scenarios used within the environmental assessments have been clarified. While the original worst-case transport scenario remains accepted for highways assessment purposes, updated traffic assumptions have been used where relevant for other environmental topics. This ensures that the assessment remains realistic while maintaining a precautionary approach.

NTS Figure 1-1: Red line boundary



1.4 Environmental Impact Assessment

1.4.1 Environmental Impact Assessment (EIA) is a formal process by which the likely environmental effects of a project are assessed, and where there is potential for significant

environmental effects that cannot be avoided, works are identified to lessen the effect (mitigation). The Environmental Statement (ES) reports on the findings of the EIA, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ("the EIA Regulations), and sets out those areas where likely significant environmental effects have been identified and the mitigation proposed to lessen the predicted effects. It forms an important part of the planning application decision making process.

1.4.2 Regulation 13 of the EIA Regulations provides for an applicant to ask the local planning authority to state in writing the information that should be included within the ES (known as the 'scope' of an EIA). A scoping request was submitted to BCP Council in April 2022, and a scoping opinion was provided in October 2022.

1.4.3 Based on the scoping opinion from BCP Council, the following topics were considered necessary to be assessed in the EIA:

- Air quality;
- Climate change and greenhouse gases;
- Ecology and nature conservation;
- Geology, hydrogeology and ground conditions;
- Historic environment;
- Hydrology;
- Landscape and visual;
- Noise and vibration;
- Population and health; and
- Traffic and transport.

1.4.4 Following submission of the planning application and the **2023 ES**, an ES Addendum (the '**2024 ES Addendum**') was prepared and submitted to address minor updates to the Proposed Development, including design changes and updates to relevant air quality and ecology guidance. The **2024 ES Addendum** considered whether these changes altered the environmental effects previously reported and presented the findings alongside the original **2023 ES**.

1.4.5 Since that time, and in response to the matters outlined above in paragraph 1.3.1 following the Regulation 25 request issues during the appeal process, further focussed updates have been undertaken. These have been brought together within this **2026 ES Update**, which provides updated baseline information and assessment where necessary to confirm that the environmental conclusions of the earlier ES documents remain valid.

1.5 This document

1.5.1 This document is a Non-technical Summary (NTS) of the **2026 ES Update**. It explains, in plain language, the purpose of the update and summarises the findings of the updated assessments.

1.5.2 This NTS should be read alongside the **2024 ES Addendum** NTS and focuses specifically on the changes covered in the **2026 ES Update**.

1.5.3 More detail about the Proposed Development and the environmental effects can be found in the **2023 ES**, **2024 ES Addendum** and other documents submitted with the planning application.

2. The Proposed Development (Overview)

2.1.1 **ES Chapter 3: Description of the Proposed Development** describes what the Applicant proposes to build and explains how it would operate. A list of terms and abbreviations can be found in **ES Appendix 1.1**.

2.1.2 The **2026 ES Update** does not propose any changes to the Proposed Development, other than the confirmed removal of TCC2, as described in Section 1 of this **NTS**. The layout, operational parameters and construction approach of the EfW CHP Facility, CHP connection and Distribution Network Connection remain as previously assessed.

2.1.3 Therefore, the content of this section remains unchanged from the **2024 ES Addendum NTS**. Readers are referred to that document for a full overview of the Proposed Development, its components and how it would be constructed, operated and decommissioned.

3. Alternatives and design evolution

3.1.1 The consideration of reasonable alternatives and the evolution of the scheme design were fully assessed and reported in the **2023 ES** and summarised in the **2024 ES Addendum NTS**.

3.1.2 The **2026 ES Update** does not introduce any changes to the location of the Proposed Development, the technology proposed, the overall waste capacity or the design principles that informed the layout, scale and appearance of the Proposed Development. With the exception of the confirmed removal of TCC2, as described in Section 1 of this document, the design and configuration of the Proposed Development remain as previously assessed.

3.1.3 Accordingly, this section remains unchanged from the **2024 ES Addendum NTS**. Readers are referred to that document, and to **2023 ES Chapter 4: Alternatives and Design Iterations** for a full description of the alternative sites, technologies and design options considered, the evolution of the Proposed Development and the measures incorporated to protect residential amenity, the environment and surrounding land.

4. Findings of the EIA

4.1.1 This section of the **NTS** summarises the updates to the ES of the Proposed Development under the topic headings listed below in line with the **2026 ES Update**. It focuses on those environmental topics where baseline information has been updated, additional clarification has been provided or cumulative effects have been reviewed.

4.1.2 The environmental topics covered in this section are:

- Air quality (update);
- Climate change (update);
- Ecology and nature conservation (update);
- Geology, hydrogeology and ground conditions (no change);
- Historic environment (no change);
- Hydrology (update);
- Landscape and visual (update);
- Noise and vibration (update);
- Population and health (no change); and
- Traffic and transport (clarification only).

4.1.3 The ES provides a chapter for each of these topics. In this **NTS** the following standard headings are used, where appropriate, in each topic section.

- **Introduction**
- **Baseline**
  - A summary by topic of what is currently present or happening in the locality.
- **Likely environmental effects and proposed mitigation**
  - The predicted effects that the construction and operation of the Proposed Development is likely to have on these baseline conditions; the measures that have been included to mitigate the effects of the Proposed Development; and a conclusion that highlights any likely significant effects that remain after mitigation has been applied.

4.2 Air quality (update)

Introduction

4.2.1 The air quality assessment undertaken for the Proposed Development has considered potential impacts during construction and operation of the Proposed Development. The assessment has considered potential effects on human health and sensitive habitat sites. The assessment and findings are set out in **ES Chapter A6: Air Quality** of the **2023 ES** and **2024 ES Addendum**.

4.2.2 The **2026 ES Update** includes a review of baseline air quality conditions using the latest available datasets, together with updated assessment where required.

Baseline

4.2.3 As part of the **2026 ES Update**, background air quality conditions within 3 km of the EfW CHP Facility Site have been reviewed using the latest available monitoring data. For several key pollutants, including nitrogen dioxide and particulate matter, background concentrations have decreased compared to those reported previously. In some cases, higher historic concentrations have been retained within the assessment to represent a cautious worst-case position.

4.2.4 For other pollutants, baseline concentrations are similar to those previously reported, or changes reflect updated data sources rather than worsening air quality. Overall, the updated baseline review does not indicate any deterioration in air quality conditions that would affect the assessment conclusions.

4.2.5 Background information on air pollution affecting nearby designated habitat sites has also been updated using the most recent national data. Concentrations of nitrogen oxides, ammonia and nutrient nitrogen deposition have generally reduced compared to those used in earlier assessments, while sulphur dioxide concentrations have increased slightly. Updates to critical levels and critical loads for some habitats have also been taken into account. These changes have been considered within the updated assessment.

Likely environmental effects and proposed mitigation

Operational phase

4.2.6 Updated air quality modelling has been carried out using the revised baseline data to assess potential long-term and short-term impacts on human health during operation. The assessment confirms that predicted pollutant concentrations, including the contribution from the Proposed Development remain well below relevant air quality standards.

4.2.7 All long-term impacts are assessed as negligible or can be screened out and there are no changes to impact classifications as a result of the updated baseline data. Short-term impacts are also assessed as negligible or not significant. Where highly precautionary assumptions have been applied, such as assuming all volatile organic compound emissions comprise a single worst-case substance, these assumptions further ensure the robustness of the conclusions.

4.2.8 Traffic-related air quality impacts on human health have also been reviewed. As background concentrations of key pollutants have reduced since the previous assessment, the conclusions on traffic impacts remain unchanged and not significant.

4.2.9 For emissions from the facility, the assessment confirms that impacts on designated habitat sites remain consistent with those reported previously. The findings of the facility-related assessment are addressed alongside ecological effects and have been reviewed with Natural England as part of the **2026 ES Update**.

4.2.10 The assessment of traffic-related air quality impacts on habitat sites have been updated in line with new Natural England guidance published in 2025. This included a revised method for screening traffic emissions. The updated assessment confirms that traffic associated with the Proposed Development would result in imperceptible changes on the wider road network and can be screened out.

4.2.11 A more detailed assessment was undertaken for on-site roads that run close to parts of the Dorset Heaths European site. This confirms that predicted changes in pollutant concentrations and deposition affect only very small areas and represent a tiny proportion of the designated site. These findings are considered further within the **Chapter 8: Ecology**

and Nature Conservation of the **2026 ES Update** and do not result in adverse effects on site integrity.

4.2.12 With the implementation of the agreed mitigation measures, as agreed in the **2024 ES Addendum**, residual effects on human health are assessed as negligible and not significant. Potential small exceedances of screening thresholds for certain habitats are addressed through agreed ecological mitigation measures including biodiversity contributions and monitoring and would not result in significant residual effects.

4.2.13 The **2026 ES Update** confirms that updated baseline air quality data and revised guidance do not change the conclusions of the **2024 ES Addendum**. The Proposed Development would not result in significant adverse air quality effects on human health or designated habitat sites.

4.3 Climate change and greenhouse gases (update)

Introduction

4.3.1 As part of the **2026 ES Update**, **ES Chapter 7: Climate Change and Greenhouse Gases** has been reviewed in response to a request from the Planning Inspectorate to confirm whether any changes to baseline conditions affect the conclusions of the **2023 ES**.

4.3.2 The review considered whether updated information relating to the baseline environment, including electricity and heat generation, waste management practices and climate policy context would alter the conclusions reached in the **2023 ES**. In most cases, updated data would only result in small changes to calculated values and would not affect the overall findings or the significance of effects previously identified.

Baseline

4.3.3 Most aspects of the baseline environment considered in the **2023 ES** have not changed in a way that affects the assessment conclusions.

4.3.4 More detailed information is now available about how much waste is currently managed at other EfW facilities in the region and where waste from the Bournemouth, Christchurch and Poole and Dorset area is sent. This information has been used to update understanding of the future baseline scenario and what would happen if the Proposed Development did not go ahead.

Likely environmental effects and proposed mitigation

4.3.5 New information has been gathered on the performance of comparable EfW facilities, including how efficiently they recover energy from waste. This shows that the Proposed Development would perform as well as or better than most comparable facilities in terms of energy recovery and have similar or lower greenhouse gas emissions per unit of energy generated.

4.3.6 This supports the earlier conclusion in the **2023 ES** that the Proposed Development does not perform worse than the facilities that would otherwise manage the waste.

4.3.7 The updated review confirms that the Proposed Development would largely replace rather than add to greenhouse gas emission from waste treatment elsewhere. In other words, waste managed at the Proposed Development would not lead to a major increase in total emissions from EfW nationally.

4.3.8 However, replacing emissions from one facility with emissions from another does not represent a clear reduction in greenhouse gas emission in line with national net zero targets.

4.3.9 The **2026 ES Update** confirms that the conclusions of the **2023 ES** remain unchanged. The Proposed Development continues to be assessed as having a **moderate adverse** and **significant** effect on climate change, prior to the introduction of additional future mitigation such as carbon capture.

4.4 Ecology and nature conservation (update)

Introduction

4.4.1 **ES Chapter A8: Ecology and Nature Conservation** assesses the potential effects of the Proposed Development upon features of ecological and biodiversity value found within and around the Proposed Development Boundary. As part of the **2026 ES Update**, the assessment has been reviewed and where appropriate supported by updated ecological surveys and baseline information to ensure it remains robust, reflects current site conditions and complies with up to date guidance and legislation that were set out within the **2023 ES** and **2024 ES Addendum**.

Baseline

4.4.2 As part of the **2026 ES Update**, the ecological baseline has been reviewed and updated to ensure that the assessment remains robust and reflects current legislation, guidance and site conditions. This included a programme of updated ecological surveys to supplement the information previously presented in the **2023 ES** and the **2024 ES Addendum**. The following surveys were undertaken:

- Desk study;
- Habitat survey;
- Breeding Bird Survey;
- Bat Roosting Surveys;
- Bat Activity Surveys;
- Badger Survey; and
- Great Crested Newt Survey.

4.4.3 The updated surveys confirmed that there have been no significant changes to nearby designated sites or the ecological value of habitats and species within or adjacent to the site. Updated desk study information, habitat surveys, breeding bird surveys, bat surveys and badger surveys broadly align with the previous baseline findings, with habitats remaining similar in type, extent and condition and species activity dominated by common and widespread species. Ongoing bat and great crested newt surveys are consistent with earlier results to date and no material findings have been identified that would alter the conclusions of the previous assessment.

4.4.4 It was not necessary to update reptile surveys as reptile populations are not expected to change significantly over short timescales where habitat conditions and management have remained stable. In addition, the removal of TCC2 from the Proposed Development means that the area previously containing the most suitable reptile habitat would no longer be affected, reducing the potential for impacts on reptiles further. The earlier reptile survey information therefore remains valid.

4.4.5 Following review of the updated baseline information, the importance and sensitivity of ecological receptors remain unchanged from those previously identified. Updated background air quality information has also been reviewed, including current data on nitrogen deposition, acid deposition and pollutant concentrations. While some changes in background concentrations and critical thresholds have occurred since the earlier assessments, these do not alter the overall valuation of ecological features or the conclusions of the assessment.

Likely environmental effects and proposed mitigation

4.4.6 The mitigation measures previously identified in the **2023 ES** and **2024 ES Addendum** remain appropriate and effective and no additional mitigation is required as part of the **2026 ES Update**. These measures include controls on construction activities through the Demolition and Construction Environmental Management Plan (DCEMP), protection of habitats and species, sensitive lighting design, long-term landscape and ecological managements and contributions towards monitoring and management of air quality effects. An agreed adjustment to habitat areas within the Proposed Development site would result in a net increase in protected habitat, further strengthening ecological outcomes.

4.4.7 All mitigation measures have been discussed with and agreed by Natural England through updated consultation in April 2026.

4.4.8 Taking into account the updated baseline information, assessment findings and agreed mitigation measures, the **2026 ES Update** confirms that there are no significant adverse residual effects on important ecological features. With the commitment to deliver a minimum of 25% biodiversity net gain, a **small beneficial** effect for habitats at the site is anticipated during operation, although this is considered **not significant** in EIA terms.

4.4.9 The updated ecological surveys and assessment confirms that the findings of the **2024 ES Addendum** remain unchanged. The **2026 ES Update** concludes that the Proposed Development would not result in significant adverse effects on ecology or nature conservation and this position has been agreed with Natural England following consultation in April 2026.

4.5 Geology, Hydrogeology and Ground Conditions

Introduction

4.5.1 **ES Chapter 9: Geology, Hydrogeology and Ground Conditions** assesses the effects of the ground conditions in relation to the Proposed Development and was presented in the **2023 ES**.

4.5.2 No updates to baseline information or assessment were requested by the Planning Inspectorate as part of the Regulation 25 process, and there have been no changes to site conditions or relevant guidance since submission of the original application. As such, no updates are required for this topic in the **2026 ES Update** and the conclusions of the **2024 ES Addendum** remain valid.

Likely environmental effects and proposed mitigation

Cumulative effects

4.5.3 All new development is required to manage land contamination in accordance with national legislation, including Pat IIA of the Environmental Protection Act 1990 to prevent risks to

human health, water resources and the wider environment. These regulatory controls ensure that ground conditions are appropriately managed on a site-by-site basis.

4.5.4 On this basis, the Proposed Development would not give rise to cumulative effects in relation to geology, hydrogeology or ground conditions and the additional schemes identified as part of the **2026 ES Update** do not alter this conclusion.

4.6 Historic environment

Introduction

4.6.1 **ES Chapter 10: Historic Environment** describes the sensitivity (significance) of designated and non-designated heritage assets within the Proposed Development Boundary and its environs and assesses the direct and indirect effects resulting from the construction and operation of the Proposed Development. The chapter considers the effect of the Proposed Development upon built heritage assets and the archaeological potential of the land contained in the Red Line Boundary.

4.6.2 No updates to baseline information or assessment were requested by the Planning Inspectorate as part of the Regulation 25 process, and there have been no changes to site conditions or relevant guidance since submission of the original application. As such, no updates are required for this topic in the **2026 ES Update** and the conclusions of the **2024 ES Addendum** remain valid.

Likely environmental effects and proposed mitigation

Cumulative effects

4.6.3 The updated cumulative developments have been reviewed in relation to the historic environment assessment presented in the **2023 ES**.

4.6.4 The updated cumulative schemes are not located within the key views that were identified and assessed as part of the Heritage assessment. As a result, they would not alter the setting of designated or non-designated heritage assets previously considered.

4.6.5 On this basis, it is confirmed that the findings and conclusions of the heritage assessment remain unchanged and no cumulative effects on the historic environment are anticipated.

4.7 Hydrology (update)

Introduction

4.7.1 The effects of the Proposed Development upon water resources and drainage have been informed by a review of various information sources including those made available through consultation with Wessex Water, along with the results of a site investigation for ground conditions and contamination. The findings of the assessment are set out in **ES Chapter 11: Hydrology**. A Flood Risk Assessment including a Drainage Strategy has also been prepared to accompany the planning application and is included as part of the **2023 ES** (**ES Appendix 11.1**).

4.7.2 This section of the **2026 ES Update** reviews whether changes to flood risk information since the planning application submission affect the conclusions previously reached.

Baseline

4.7.3 Since submission of the planning application, the Environment Agency has released updated national mapping for fluvial and surface water flood risk. There has been no new information released in relation to groundwater flooding or flooding from artificial sources. As such, the updated assessment focuses on fluvial (river) and surface water flood risk only.

4.7.4 The Proposed Development remains entirely within Flood Zone 1, meaning it is at low risk of flooding from rivers or the sea. The baseline fluvial flood risk conditions are therefore unchanged from those previously reported.

4.7.5 Updated surface water flood risk mapping identifies a changed within a limited area of Temporary Construction Compound 1, where the probability of surface water flooding has increased from low to high. This change relates to shallow surface water pooling in extreme rainfall events.

Likely environmental effects and proposed mitigation

4.7.6 Although the probability of surface water flooding has increased in a small area, the overall flood risk remains low due to the shallow depth of predicted flooding and the temporary nature of the use of this area. The change does not affect the main operational site.

4.7.7 The mitigation measures already included within the project design and construction management arrangements, particularly the DCEMP ensure that there would be no adverse effects as a result of this change.

4.7.8 Taking account of the updated flood risk mapping, the assessment confirms that there would be no significant effects related to hydrology or flood risk. The conclusions of the **ES Chapter 11: Hydrology** in the **2024 ES Addendum** therefore remain valid.

4.7.9 Cumulative developments identified as part of the **2026 ES Update** have been reviewed in relation to hydrology and flood risk. As the Proposed Development would not result in significant hydrological effects, it would not give rise to cumulative flood risk impacts.

4.7.10 Flood risk and surface water management are regulated to ensure that the developments do not increase flood risk elsewhere. Local and national planning policy requires surface water runoff from development to be controlled so that it is no greater than existing conditions.

4.7.11 While cumulative development may increase demand for water supply and drainage infrastructure, any necessary upgrades would be addressed through separate discussions with the relevant water companies as part of individual development proposals. On this basis, cumulative hydrological effects are considered to be **not significant**.

4.7.12 The **2026 ES Update** confirms that, despite minor changes in surface water flood risk mapping in a small part of the site, there would be no significant effects relating to hydrology or flood risk. The overall findings and conclusions of the hydrology assessment remains unchanged.

4.8 Landscape and visual (update)

Introduction

4.8.1 **ES Chapter A12: Landscape and Visual** has assessed the likely significant effects of the Proposed Development on the landscape and visual resource. The assessment includes a review of the baseline conditions at the Proposed Development Boundary and surroundings, the likely significant landscape and visual effects, and the inherent mitigation

measures that have been included within the design required to avoid, reduce or offset any likely significant adverse effects.

4.8.2 The landscape and visual assessment has been updated as part of the **2026 ES Update** to review changes to baseline conditions and confirm whether these affect the conclusions previously reached in the **2024 ES Addendum**.

Baseline

4.8.3 The landscape and visual baseline has been reviewed as part of the **2026 ES Update** to take account of changes in the surrounding area since the previous assessment, most notably the construction of the Canford Vale development to the north east of the EfW CHP Facility Site. This development which includes residential properties and community uses, was not considered in the earlier assessments as it was not yet consented at the time.

4.8.4 The presence of the Canford Vale development does not alter the classification or assessment of the relevant landscape character areas. The Proposed Development continues to lie within the River Terrace landscape character area, and the key characteristics of this landscape remain unchanged. Construction and operational activities would be experienced within this wider character area but due to the enclosed nature of the site, views would largely be limited to taller elements of the Proposed Development.

Likely environmental effects and proposed mitigation

4.8.5 The Canford Vale development has been assessed as a new residential receptor group. While residents at the western edge of the development may experience occasional glancing views of taller elements of the EfW CHP Facility, such as the chimney, these views would be filtered by existing vegetation and influenced by distance and topography. The magnitude of change is assessed as low and visual effects would be minor to moderate adverse which are not significant in EIA terms. This conclusion applies during both construction and operation.

4.8.6 During construction, landscape and visual effects would be temporary and limited in extent. While some taller construction elements may be visible from parts of the surrounding area, including Canford Vale, these would form a minor component of views and would be experienced over a short period. Overall effects during construction are assessed as minor or negligible and not significant.

4.8.7 During operation, the Proposed Development would replace existing land uses at the EfW CHP Facility Site. The built form would be apparent locally but would not conflict with the key characteristics of the surrounding landscape. Effects would reduce rapidly with distance from the site. Landscape effects during operation are assessed as minor adverse and not significant.

4.8.8 The cumulative developments identified as part of the **2026 ES Update** have been reviewed in relation to landscape and visual effects. No further cumulative assessment is required as the identified schemes are either well screened, sufficiently distant or separated by existing development and vegetation. As a result, cumulative landscape and visual effects would be minimal or not perceptible.

4.8.9 No additional mitigation measures are required beyond those already identified in the **2024 ES Addendum**.

4.9 Noise and vibration (update)

Introduction

4.9.1 **ES Chapter 13: Noise and Vibration** presents the findings of an assessment of predicted significant noise and vibration effects as a result of the Proposed Development.

4.9.2 As part of the **2026 ES Update**, a new baseline noise survey has been undertaken to reflect current conditions and confirm whether changes to background noise levels affect the conclusions of the **2024 ES Addendum**. Predicted construction and operational noise levels associated with the Proposed Development have not changed since the **2024 ES Addendum**.

Baseline

4.9.3 The updated baseline noise survey was undertaken in March 2026 using the same monitoring locations and broadly the same methodology as the **2023 ES**. The local noise environment continues to be influenced primarily by activity at the existing Canford Resource Park and traffic on Magna Road and surrounding roads.

4.9.4 The results of the updated survey show that baseline ambient and background noise levels have changed only slightly at most locations when compared to the 2022 survey. At one location, daytime noise levels were higher due to increased industrial activity and traffic since the previous survey. At other locations, background noise levels were slightly lower, likely due to changes in local noise sources. Overall, the updated baseline conditions remain broadly comparable to those previously assessed.

Likely environmental effects and proposed mitigation

4.9.5 During construction, predicted noise levels have been reassessed against the updated baseline conditions. As construction noise predictions have not changed, the assessment confirms that construction noise effects remain the same as those previously reported. Construction noise would result in effects that are no greater than slight adverse at nearby receptors and would be temporary in nature. No significant noise or vibration effects are predicted during construction.

4.9.6 During operation, the predicted noise levels from the facility remain unchanged from the **2024 ES Addendum**. When assessed against the updated baseline, operational noise levels at residential receptors would generally be well below existing background noise levels. At one receptor during night-time operation, a potential moderate effects was initially identified. However, when the context is taken into account including existing background noise levels, the character of the sound, and typical building attenuation, this effect reduces to minor. As a result, operational noise effects are assessed as slight adverse at worst and are not significant.

4.9.7 No significant noise or vibration effects are predicted at non-residential receptors during operation, as predicted operational noise levels are well below existing ambient noise levels.

4.9.8 All necessary mitigation for noise and vibration has already been incorporated into the design and operation of the Proposed Development and secured through the DCEMP. As all predicted effects are negligible or minor, no additional mitigation measures are required as part of the **2026 ES Update**.

4.9.9 Overall, predicted construction and operational noise and vibration effects remain unchanged from the **2024 ES Addendum** and the Proposed Development would not result in significant noise or vibration effects.

4.10 Population and health

Introduction

4.10.1 **ES Chapter 14: Population and Health** presents an assessment of the potential impacts to population and health of the Proposed Development. The **2023 ES** and **2024 ES Addendum** chapter describes the existing population and health circumstance in the area surrounding the Proposed Development, including other nearby developments, and assesses the impact of construction and operation on these.

4.10.2 No updates to baseline information or assessment were requested by the Planning Inspectorate as part of the Regulation 25 process. As such, no changes have been made to this topic as part of the **2026 ES Update** and the conclusions of the **2024 ES Addendum** remain valid.

Likely environmental effects and proposed mitigation

Cumulative effects

4.10.3 The assessment of cumulative developments has confirmed that there is no requirement to update traffic modelling and therefore no change to the air quality or noise assessment that inform population and health effects. Although additional residential developments within the wider area would increase the number of people living in the Study Area, this increase would not result in measurable changes to population health outcomes.

4.10.4 Some non-residential developments included within the cumulative review may offer additional employment opportunities, which can positively contribute to health and wellbeing. However, given the limited scale of these developments and their limited interaction with the Proposed Development, no material cumulative population or health effects are anticipated.

4.11 Traffic and transport

Introduction

4.11.1 **ES Chapter 15: Traffic and Transport** presents the findings of an assessment of predicted significant traffic and transport effects as a result of the Proposed Development in the **2023 ES** and **2024 ES Addendum**.

4.11.2 As part of the **2026 ES Update**, the existing traffic baseline and assessment scenarios have been reviewed to confirm whether the conclusions of the previous assessment remain representative of current conditions.

Baseline

4.11.3 The **2023 ES Chapter 15: Traffic and Transport** was based on traffic surveys undertaken in June 2022, which identified average daily traffic flows along Magna Road. These surveys included traffic associated with committed development at the time. More recent traffic data

from a Department for Transport traffic counter indicate that overall traffic flows along Magna Road have decreased since 2022.

4.11.4 When the predicted operational traffic generated by the Proposed Development is added to the updated baseline, traffic levels remain below those recorded in 2022. This confirms that the traffic baseline used in the **2023 ES** represents a reasonable worst-case scenario. The updated traffic data also shows that the proportionate impact of heavy goods vehicles would be lower than previously assessed.

Likely environmental effects and proposed mitigation

4.11.5 The review of updated traffic data confirms that the traffic and transport assessment presented in the **2023 ES** remains robust and representative of current conditions.

4.12 Cumulative effects

4.12.1 The potential effects that the Proposed Development are likely to have with other existing or approved developments (cumulative schemes) in the Study Area have been considered. There has also been an assessment of the in-combination (intra-project) effects, which are effects of the Proposed Development that in isolation would not be considered significant, but together may produce a significant effect.

4.12.2 As part of the **2026 ES Update**, an updated cumulative search has been undertaken due to the passage of time since the preparation of the **2023 ES** and the **2024 ES Addendum**. The search followed the same criteria used previously, focusing on residential developments of more than 80 dwellings and non-residential developments with more than 1,000 square metres of uplifted floorspace.

4.12.3 The updated cumulative list comprise both schemes previously assessed, where their status has since changed and additional schemes identified since the earlier assessments. In total, the updated cumulative list includes 34 schemes, with several of the previously identified developments now built out and a number of new residential, commercial and employment schemes added. The full list of cumulative developments and their status is provided in Table 5.1 of the **2026 ES Update**.

4.12.4 The location that cumulative effects are generally felt depends on the source of the effect. For example, transport related cumulative effects are likely to impact the local road network, whereas landscape-related cumulative effects could cover anywhere within sight of the source of the effect.

4.12.5 The updated cumulative schemes include a substantial number of residential developments, however when considered alongside the Proposed Development, this increase in surrounding population des not materially change the conclusions of the individual topic assessments for either the construction or operational phases.

4.12.6 Cumulative effects have been reviewed on a topic-by-topic basis within the relevant chapters of the **2026 ES Update**. Where necessary, assessments have been updated to reflect changes in baseline conditions or the progression of nearby developments. For some topics, including transport, cumulative assessment continued to be based on the committed development scenarios previously agreed through the transport assessment process to ensure consistency with the approved modelling framework.

4.12.7 The assessment confirms that the Proposed Development would not result in significant cumulative environmental effects when considered in combination with the identified cumulative schemes. This conclusion applies across all assessment topics, including those subject to updated baseline review in the **2026 ES Update**.

4.12.8 An assessment of in-combination effects was also undertaken, which considered those effects of minor level or less which in isolation are not considered significant but when combined may produce a greater effect.

4.12.9 During the construction phase, there were a number of minor effects upon local residents considered, however when balanced against the length of the construction phase it is not considered that there would be any significant in-combination effects.

4.12.10 During operation, some residual impacts were identified on residential and ecological receptors. However, given the nature and scale of these impacts, significant interactive effects are not considered likely to occur.

4.12.11 Overall, the updated cumulative assessment confirms that the findings and conclusions of the **2023 ES** and the **2024 ES Addendum** remain valid and that the Proposed Development would not give rise to significant cumulative or in-combination environmental effects.

5. Conclusion

5.1.1 The Applicant proposes a wide range of measures to protect the environment and local amenity during the construction and operational phases of the Proposed Development. Specific mitigation measures proposed in response to individual environmental effects are set out in **2023 ES Chapter 16: Assessment Summary and Mitigation Implementation** and do not require updating in the **2026 ES Update**.

5.1.2 In conclusion, following consideration of the amendments and the assessment work undertaken to date a part of the submitted **2023 ES** and **2024 ES Addendum**, and the additional baseline data and assessment work as set out in the technical sections above, it has been determined that the effects as assessed and presented as part of the overall ES package represent an accurate assessment and that no additional significant environmental effects arise through the changes.

5.2 Next steps

5.2.1 This **2026 ES Update** has been submitted to the Planning Inspectorate in accordance with the Regulation 25 letter issued on 20 February 2026. Whilst there is no formal requirement set out within the EIA Regulations for the ES Update to be publicised, the Appellant has chosen to make this available for a period of 30 days between the period of the 1 May and 31 May 2026.

5.2.2 The **2023 ES** and the **2024 ES Addendum** can be viewed via BCP Council's planning page at https://boppa.poole.gov.uk/online-applications/.

5.2.3 The **2026 ES Update** documents can be viewed and downloaded from the project website at https://www.mvv-canfordchp.co.uk/documents.

5.2.4 A copy of the ES is available on USB at a charge of £25.00. Enquiries in respect of these or printed copies of the ES and Appendices should be made to Savills and the address below:

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