

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

**Technical  
Appendix A12.2a:  
Landscape and  
Visual Effects**

On behalf of:  
**MVV Environment  
Limited**

May 2026  
Report Reference  
**P25-2625**

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007d	CR	May 2026

**Assessment of Effects Table 1: Landscape Character**

**Notes:**

The assessment of effects undertaken within this table is primarily with regard to the EfW CHP Facility Site. Cumulative sites, as detailed within the **2026 ES Update, ES Chapter 3** and illustrated on **Figure 5.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be ' <b>significant</b> ' in visual terms
Effects of moderate/minor or lesser, are ' <b>not significant</b> ' in visual terms

Value	Susceptibility	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
<b>Receptor:</b> Non-host County Dorset Landscape Character Assessment (DLCA): River Terrace and Non-host District Landscape Character: Merley-Canford River Terrace (Same land parcels).					
Medium	Low	Medium	Very Low. Minor/Negligible. Adverse. Not significant.	Low. Minor. Adverse. Not significant.	Low. Minor. Adverse. Not significant.
<b>Description</b>			<b>Magnitude of Change</b>		
<p><b>Value</b></p> <p>The River Terrace (DLCA) and the Merley-Canford River Terrace (PLCA) are identical land parcels. This area represents a wide and flat landform and provides a buffer between the heathland landscape and the valley pastures. It is generally mixed agricultural land, which includes some marginal urban fringe farming. The Canford Vale scheme would be located within the land parcels, forming a continuation of the built form along Magna Road and infilling an area of former agricultural land towards the settlement of Knighton. The area is heavily influenced and impacted on by urban development, including sand/gravel extraction, overhead power lines, transport corridors and the surrounding urban edge. The Stour Valley Way runs along the northern edge of the area, providing a well-used route along the River Stour. Overall, the value is judged to be medium.</p> <p><b>Susceptibility</b></p> <p>The susceptibility to change to the type of development proposed, retaining some elements of the baseline landscape character, in a location which contains influence from residential development and neighbouring industrial development, roads and pylon infrastructure, is low.</p> <p><b>Sensitivity</b></p> <p>Combining value and susceptibility to change yields a medium sensitivity.</p>			<p><b>Magnitude of Change</b></p> <p><u>Construction Phase:</u></p> <p>Elements within the construction phase of the Proposed Development are likely to be experienced by the wider River Terrace which includes the Canford Vale development; this includes noise, light, vibration and traffic movement. Given the enclosed nature of the EfW CHP Facility Site, it is likely that visually only the taller elements of the construction phase will be perceived across the character area. Overall, it is considered that there will be a <b>very low</b> magnitude of change, over a short period, to the non-host LCA.</p> <p><u>Operation (Year 1):</u></p> <p>At Year 1 the Proposed Development will have replaced all pre-existing land uses with the EfW CHP Facility and associated parking etc. The built form will create the addition of elements that are evident but do not conflict with the key characteristics of the existing landscape within the context of River Terrace, as a result the overall magnitude of change is likely to increase slightly to <b>low</b> locally, but quickly dissipates as distance from the site increases.</p> <p><u>Operation (Year 15):</u></p> <p>Although there may be a general acceptance of the Proposed Development and the surrounding landscape further matures over time, it is not anticipated that the perceived scale and massing of the structures will reduce the overall magnitude of change. It is therefore likely to remain at <b>low</b>.</p>		

## Assessment of Effects Table 2: Photoviewpoints

### Notes:

The assessment of effects undertaken within this table is primarily with regard to the EfW CHP Facility Site. Cumulative sites, as detailed with the **2026 ES Update, ES Chapter 3** and illustrated on **Figure 5.1**, are considered only where it is judged that there is potential for a significant cumulative effect.

Effects of moderate or greater are considered to be ' <b>significant</b> ' in landscape terms
Effects of moderate/minor or lesser, are ' <b>not significant</b> ' in landscape terms

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
<b>PVP EDP 15</b>	View looking southwest from the edge of Canford Vale development	<b>Residential</b>	<b>High</b>	Very Low. Minor. Adverse. Not significant.	Low. Moderate/Minor. Adverse. Not significant.	Low. Moderate/Minor. Adverse. Not significant.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Visual receptors using this route are likely to be doing so with the intention of enjoying the view. In addition, the promoted nature of this footpath route elevates its value in comparison to other local PRow routes in the area as a result of its county level recognised status, which would draw users from further afield. As such, the sensitivity of receptors here is, generally, judged to be very high.		An area of new development, including residential development which occupies an area of former agricultural land between existing built form on Magna Road and Knighton. Views between this area and the EfW CHP Facility Site are generally well screened by intervening vegetation and built form. Receptors within this group may be able to identify taller elements of the proposed scheme, noting the chimney of the existing development is visible from some locations on the western extent of the residential area.		<p><u>Construction Phase:</u></p> <p>Due to the orientation of the dwellings on the western extent which face westward, rather than southwest towards the site, views towards the construction activities are limited to those on the western edge with gable end views. It is likely that the taller elements of the construction phase may be glimpsed in the distance; however, this will form a minor component in the view and will be temporary in nature. The magnitude of change is therefore considered to be <b>very low</b>.</p> <p><u>Operation (Year 1):</u></p> <p>At year 1, it is likely that properties at the western edge of Canford Vale will be able to identify the chimney and the upper parts of the building in the middle distance beyond the intervening vegetation as it breaks the horizon. This will be across a small geographic extent, where the building is likely to be screened by intervening vegetation and topography. The magnitude of change is likely to be <b>low</b>.</p> <p><u>Operation (Year 15):</u></p> <p>Although there will be a general acceptance of the proposals over time, it is anticipated that effects would remain broadly the same as Year 1.</p>		At all stages, receptors at this viewpoint will experience a worst case moderate/minor adverse level of effect which is <b>not significant</b> in visual terms.
Cumulative Considerations						
Cumulative consented schemes known at the date of the application and cumulative schemes less certain at the date of the application.				During construction and in the short and long-term, the EfW Facility would not be seen in combination views, or sequential views, with any of the named Cumulative Sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <b>no cumulative effects</b> .		

**Assessment of Effects Table 3: Residential Receptors**

**Notes:**

The assessment of effects undertaken within this table is primarily with regard to the EfW CHP Facility Site.

Effects of moderate or greater are considered to be ' <b>significant</b> ' in landscape terms
Effects of moderate/minor or lesser, are ' <b>not significant</b> ' in landscape terms

<b>Receptor:</b> Group G – Canford Vale				
<b>Sensitivity of Receptor Explanation</b>	<b>Sensitivity</b>	<b>Construction: Magnitude. Effect. Nature.</b>	<b>Year 1: Magnitude. Effect. Nature.</b>	<b>Year 15: Magnitude. Effect. Nature.</b>
Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. The residential properties at Canford Vale are considered to be high sensitivity.	High	Very Low. Minor. Adverse. Not significant.	Low. Moderate/Minor. Adverse. Not significant.	Low. Moderate/Minor. Adverse. Not significant.
	<b>Description of View</b>	<b>Magnitude of Change</b>		<b>Summary</b>
	An area of new development, including residential development which occupies an area of former agricultural land between existing built form on Magna Road and Knighton. Views between this area and the EfW CHP Facility Site are generally well screened by intervening vegetation and built form. Receptors within this group may be able to identify taller elements of the proposed scheme, noting the chimney of the existing development is visible from some locations on the western extent of the residential area.	<p><u>Construction Phase:</u></p> <p>Due to the orientation of the dwellings on the western extent which face westward, rather than southwest towards the site, views towards the construction activities are limited to those on the western edge with gable end views. It is likely that the taller elements of the construction phase may be glimpsed in the distance; however, this will form a minor component in the view and will be temporary in nature. The magnitude of change is therefore considered to be <b>very low</b>.</p> <p><u>Operation (Year 1):</u></p> <p>At year 1, it is likely that properties at the western edge of Canford Vale will be able to identify the chimney and the upper parts of the building in the middle distance beyond the intervening vegetation as it breaks the horizon. This will be across a small geographic extent, where the building is likely to be screened by intervening vegetation and topography. The magnitude of change is likely to be <b>low</b>.</p> <p><u>Operation (Year 15):</u></p> <p>Although there will be a general acceptance of the proposals over time, it is anticipated that effects would remain broadly the same as Year 1.</p>		At all stages, receptors at this viewpoint will experience a worst case minor adverse level of effect which is <b>not significant</b> in visual terms.