

Dorset County Council



Meeting Date: 05 September 2014

Item 6

Navitus Bay Wind Park Local Impact Report

Update Local Impact Report Section 7 Draft Development Consent Order

Since preparing Section 7 of the draft Local Impact Report, Officers have met and discussed their concerns with Navitus Bay Development Limited. As a result, a number of Officers' concerns have been taken on board by NBDL and accordingly Officers recommend replacing paragraphs 7.1.2-7.1.6 (inclusive) as set out below.

In summary, NBDL are preparing a revised version of the DCO. This will incorporate a number of concerns raised by Officers. The Local Impact Report will set out the outstanding issues of concern save for issues which might be considered best practice do not affect the Council's position.

Corrections/Amendments to main body of Report:

None.

Corrections/Amendments to Appendices:

Below.

- 7.1.2 Article 7 allows the transfer of the Order benefit to a third party with the Secretary of State's approval but does provide that the duties, obligations and requirements contained in the DCO attach to any such transferee. The Council considers that such duties, obligations and requirements should also transfer and NBDL has stated that this will be covered in version 2 of the draft DCO.
- 7.1.3 The compulsory purchase and temporary use powers should be slightly amended so that the notice period in Article 32(3) should be 28 days rather than 14 days. That is consistent with the decision on the Rampion scheme.
- 7.1.4 There are a number of important trees in Dorset which are not protected by a TPO. That is because they are not in urban areas and have not previously been threatened. Therefore Article 38 should be amended to allow for the protection of these important trees. For example a Requirement should be added to allow for any trees not subject to a TPO but which are nevertheless important to be identified before works are carried out and for those trees to

be protected. For example at Broadleaved Copse and Old Hedge Bank, directional drilling for the cables should be used to retain these trees which are key and important landscape features.

- 7.1.5 NBDL has confirmed that directional drilling of the important bog system immediately to the east of the A338 crossing will be included in the trenchless crossings plan. This should be safeguarded by a Requirement or otherwise.

Requirements

- 7.1.6 The County Council has a number of amendments which it considers should be made to the Requirements.
1. Requirement 12: Public Rights or Way temporary diversion and closure - where any new route is proposed the scheme should include details of the width and surfacing of any alternative route.
 2. Requirement 18: Ecological Management Plan–
 - a) This should include specific provision requiring directional drilling where necessary.
 - b) This should set out how public access, including car parking, to Hurn Forest will be maintained. There is a real risk that even temporary closure of car parks and existing access without alternative provision will permanently displace people onto the nearby heathland which has SPA, SAC and Ramsar designations.
 - c) This should also provide specific protection for the bog system immediately east of the A338 crossing which is a SNCI unless it can otherwise be safeguarded.
 3. Requirement 26: Construction Hours - The terms "start-up" and "shut-down" need definition. For example, it should exclude start-up of machinery as this could well be intrusive.
 4. NBDL has confirmed that a Flood Risk Scheme will be required by amending Requirement 13. This should be secured.

Change to Recommendation:

That, subject to any amendments it wishes to make, the Regulatory Committee recommends to the Cabinet that the Local Impact Report on the Navitus Bay Wind Park Development Application as set out in Appendix 4 of this Report and amended by the update sheet, for submission to the Examining Authority.

Item 8

Continued quarrying of building stone, retention of associated buildings, provision of additional structures for storage and working of building stone and ancillary uses together with sale from site of rough stone, worked stone

and arisings and restoration of site to wildlife area at Redlands Quarry, Red Lane, Todber, Sturminster Newton, Dorset DT10 1HT.

Summary of late comments: None.

Corrections/amendments to main body of report: None.

Corrections/amendments to planning conditions:

Condition 15: Operating Hours. Delete '08:30 and 13:00 Saturdays' and insert 'Saturdays' before 'Sundays, Bank Holidays or Public Holidays.'

Corrections/amendments to Appendices: None.

No change to recommendation.

Item 9

Proposed change of use from "part parking of vehicles, operating centre and portable office (Ref 3/89/0102) and part general industrial (EUC dated 30.04/75)" to "part parking of vehicles, operating centre and various ancillary buildings and part as a waste transfer station"; Provision of concrete pad with 2m walling to two sides on which to operate the proposed transfer station at 9E1 Middle Road, Bailie Gate Industrial Estate, Sturminster Marshall, Poole, Dorset BH21 4DB.

Summary of late comments:

East Dorset District Council has confirmed that their Public Health Officer is not objecting on noise grounds. Revised comments recommending the number of tipping events and hours of operation be limited by suitable condition was intended to reduce impact on the amenity of neighbours.

Corrections/amendments to main body of report:

Planning application 3/14/0150/OUT for outline planning permission for the redevelopment of the Braemar site by the erection of four residential dwellings mentioned in paragraph 2.13 of the report has been refused by East Dorset District Council.

Corrections/amendments to planning conditions: None.

Corrections/amendments to Appendices: None.

No change to recommendation.

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