# EIA Quality Mark Case Study

## Mixed used development, Holes Bay, Poole

<table>
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<th>Key Issues</th>
<th>Purpose of the project</th>
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<td>EARLY ENGAGEMENT OF NATURAL ENGLAND AND OTHER STATUTORY CONSULTEES FOR A SITE ADJACENT TO EUROPEAN PROTECTED SITES</td>
<td>Hamworthy Developments Ltd submitted an outline planning application for a mixed used development on the former power station regeneration site, Hamworthy in Poole. Wardell Armstrong was commissioned to prepare EIA and provide input into the masterplan with particular emphasis on the potential impact of the proposals on European Protected Sites.</td>
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<td>The former Power Station at Holes Bay is adjacent to Poole Harbour Ramsar Wetland of International Importance and Poole Harbour Special Protection Area (SPA). Poole RAMSAR and SPA is an extensive aquatic area covering nearly 4,000 hectares. Due to a micro-tidal regime the harbour acts much like a lagoon but also includes large intertidal mud-flats, salt marshes, reed beds and grazing marsh. It is important for its overwintering bird populations. Nationally important populations of common tern and Mediterranean gulls breed within the harbour whilst black tailed godwit, avocet and common shelduck will overwinter within the harbour. Early engagement with Natural England and other statutory consultees through a formal EIA scoping opinion request followed by additional meetings, lead to the design of specific mitigation measures to ensure that the overwintering and breeding birds in Poole SPA would not be affected by the proposed mixed used development adjacent to the harbour.</td>
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<td>Description of the project</td>
<td>The Holes Bay site covers an area of approximately 16ha. It comprises a former power station and oil depot site and includes an operational switching station. The site is centred within Lower Hamworthy, Poole at approximate OS grid reference SZ 003906 The proposed development comprises up to 1,350 dwellings, care facilities, assembly and leisure space, retail and commercial units, a foodstore, a fuel filling station, replacement electricity substation, open space, public waterfront and related infrastructures.</td>
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Lessons learnt
The project has been the subject of several consultations with Borough of Poole Council (BPC) and a request for an EIA Scoping Opinion.

Following the EIA Scoping Opinion exercise several meetings were held with BPC and Natural England.

As a variety of impacts are likely to have the potential to affect the wintering birds using Poole SPA, measures have been incorporated in to the design of the development, in consultation with Natural England, to minimise these impacts.

The north shore was identified as being a section of the foreshore which was most sensitive as it borders the saltmarsh and intertidal habitats which are used by wintering birds.

It was necessary to provide surface water attenuation on the site and part of the solution is to create a linear water body along all or part of the northern edge of the site. This water body was extended around the north-western corner of the development and continued along the western edge.

Lessons learnt cont.
The water body will be located directly adjacent to the developed edge, and a bund will also be created between it and the foreshore. The outer slope of the bund next to the foreshore also allow for planting and natural colonisation by native species. The inner slope of the bund would be stepped and achieved by gabions and allowed to be naturally colonised by native species.

In order to ensure the water body would be an effective barrier and would prevent access to the shore, it was designed to contain water at all times and regularly checked to ensure no bridges or similar structures have been erected. Both ends of the water body would be designed so that it is not possible for people to pass around them.

No informal lighting or other recreational provision will be made on the bund and there will be no public access to the bund or to the foreshore. This design will ensure effective screening between the development and Poole Harbour SPA and prevent access to the foreshore by people and pets.

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