



Portland
energy recovery
facility

Statement of Common Ground
- Ecology Enhancements

January 2022



Statement of common ground – ecology enhancements
Working Draft 26/07/21 – updated 25/01/22 to reflect submission of further information



Introduction

1. The shadow Appropriate Assessment (sAA) and Environmental Statement (ES) submitted to Dorset Council in support of the application for an Energy Recovery Facility (ERF) on the Isle of Portland have concluded the proposed development will not have any significant adverse effects on the statutory sites (SACs, SPAs, MCZs, Ramsar sites or SSSIs) within the vicinity of the proposed development. There is no development proposed within the statutory sites.
2. In some cases, e.g. dust generation or protection of the aquatic environment, mitigation measures have been set out in the ES to ensure sites are protected during the construction and operation of the facility.
3. The ES identifies impacts from the loss of on-site open mosaic habitat as a result of the development and there is also the need to deliver biodiversity net gain in accordance with policy requirements. A Biodiversity Plan has been agreed with the Dorset Natural Environment Team (DNET) covering on-site mitigation measures to be incorporated into the scheme and a financial contribution towards relevant local projects off-site (see Appendix 1). This package of measures has been accepted as sufficient to both mitigate the impact of the proposals caused by loss of habitat within the application boundary and deliver the required level of biodiversity net gain.
4. All parties (Natural England, Dorset Council and the applicant) are agreed that the proposed ERF development does not require any works to be undertaken within any statutory protected sites to mitigate any impacts arising from the development on these protected sites through the deposition of dust or localised changes in air quality.

Works proposed through the framework heritage mitigation strategy within the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC.

5. During the determination period a framework heritage mitigation strategy has been developed. The full heritage mitigation strategy will be secured through a section 106 Planning Obligation under the Town and Country Planning Act, 1990 (as amended) (S.106). The strategy applies to the E Battery East Weare, which is a scheduled monument and is listed grade II, and is included on the national Heritage at Risk register. This monument forms part of a group of 19th and 20th century military structures at East Weare to the southwest of the main ERF site at Incline Road.
6. These proposals include for the removal of existing scrub around E Battery East Weare to allow for the repair and on-going maintenance of this scheduled monument. The monument is located wholly within Unit

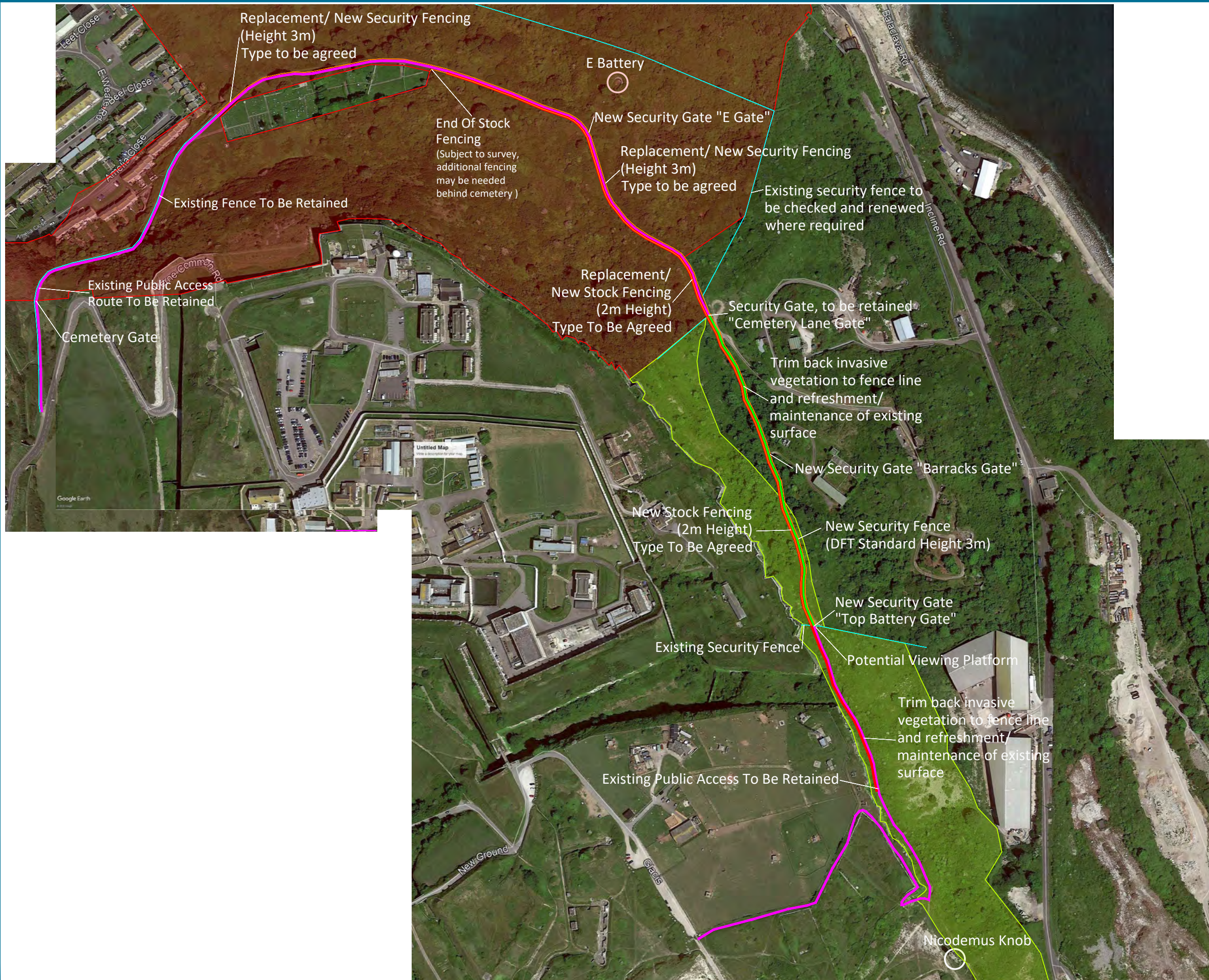
33 of the Isle of Portland SSSI. Natural England consider that removal of some scrub from within Unit 33 is required to move this Unit towards favourable recovering status. The heritage works would contribute towards this objective.

7. Related but separate proposals will also enhance public access to the vicinity of the scheduled monument through the extension of the footpath at East Weare (known as Cemetery Road) to allow an “around the island” circuit of the coastal path by creating a new section of permissive footpath through currently inaccessible parts of the secure port estate to connect to the existing public accessible land/rights of way. This path is also intended to be secured through a S.106 obligation. The path will be fenced and will be of minimum width necessary to facilitate access for maintenance vehicles and access for ongoing management of the SSSI. [Parts of the footpath extension work will also require removal of existing scrub / foliage.] Controlled access to the E Battery East Weare Monument will be managed in cooperation with Portland Port who own the relevant land and have security obligations.
8. Part of the fencing proposed along the footpath route will be stock-fencing (see attached plan). This will run along the southern boundary of the footpath extension, bisecting Unit 33 of the Isle of Portland SSSI. Fencing will also be installed on the northern (port side) of the footpath route. This will be a different specification to the stock-proof fence but would still serve to contain grazing animals should they be introduced north of the footpath at a future date.
9. At the request of Natural England this fence line will run along the entire length of the footpath extension and beyond along the existing public footpath to the existing cemetery wall. If the current southern boundary of the cemetery is not found to be stock-proof the new stock-proof fencing will be extended along the southern boundary of the cemetery until it reaches the access gates. The installation of a stock-proof fence will provide a boundary to allow for the development of one of three grazing units planned for Unit 33 in the future (see attached plan showing draft proposals). The heritage works will only provide some of the fencing required to create the grazing units.
10. The enhancement to the above footpath route within Unit 33 will facilitate vehicle movements associated with management activities such as stock movement, welfare checks and habitat management.
11. It is agreed by all parties that these works can be considered as works that are directly connected with or necessary to the management of the site (Isle of Portland to Studland Cliffs SAC) as defined in Regulation 63 of the Conservation of Habitat and Species Regulations 2017 (as amended). As such the works set out in the framework heritage mitigation strategy do not require appropriate assessment.

Allocation of funds to off-site projects within the local area.

12. A key principle of net gain is that the gains are additional to the conservation measures that would have occurred regardless to ensure good practice and avoid double-counting. Biodiversity net gain does not apply to sites of special scientific interest as the Government has already mandated to protect them.
13. A series of potential projects have been identified in the local area where funds could be used to implement projects that deliver measures specifically targeted at species or habitats that are beyond the scope of the measures identified by Natural England for the protection of the SSSI.
14. Potential projects identified for the receipt of funds from the ERF proposals are:
 - a) Creation of scrapes and monitoring of Least Owllet (a moth) within grassland between the A354 and the shore of Portland Harbour (Hamm Beach area)
 - b) Regular cutting and management of grassland on Hamm Beach
 - c) Contributions towards schemes to reintroduce grazing at sites on the Isle of Portland including if possible "Portland" breed sheep
 - d) Contributions towards schemes for control of scrub within the Isle of Portland SSSI
 - e) Additional fencing costs referred to at para 9 above
 - f) Add others to list
15. It is agreed by all parties that these projects (to the extent that they are in protected sites) are those that represent additional enhancement within protected sites. They do not represent the funding of standard management practices that are necessary for the protection of these sites.

[Signatures for each party]



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13	Details updated	24/01/2022

Key:

	Existing Public Access
	Existing Security Fence
	Proposed New Access Route
	Proposed Security Fence
	Existing Dual Pipeline Route
	Isle of Portland SSSI - Unit 33
	Isle of Portland SSSI - Unit 34



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Powerfuel Portland

Document Name:

Proposed Access Route - Indicative

Document Reference #:

1081-02-38

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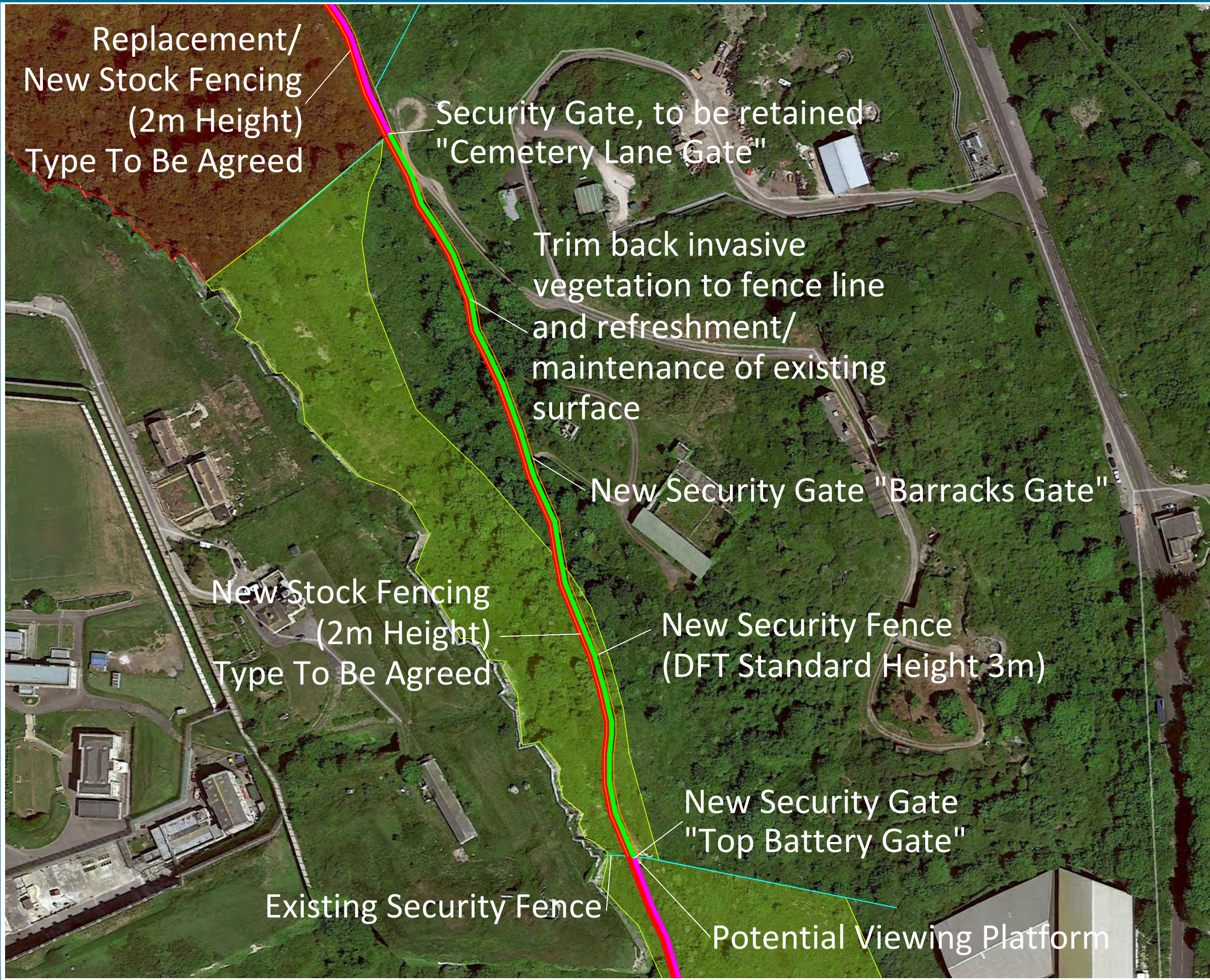
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End Of Stock Fencing
 (Subject to survey, additional fencing may be needed behind cemetery)

E Battery

New Security Gate "E Gate"

Replacement/ New Security Fencing
 (Height 3m)
 Type to be agreed

Existing security fence to be checked and renewed where required

Replacement/ New Stock Fencing
 (2m Height)
 Type To Be Agreed

Security Gate, to be retained
 "Cemetery Lane Gate"

Trim back invasive vegetation to fence line and refreshment/ maintenance of existing surface



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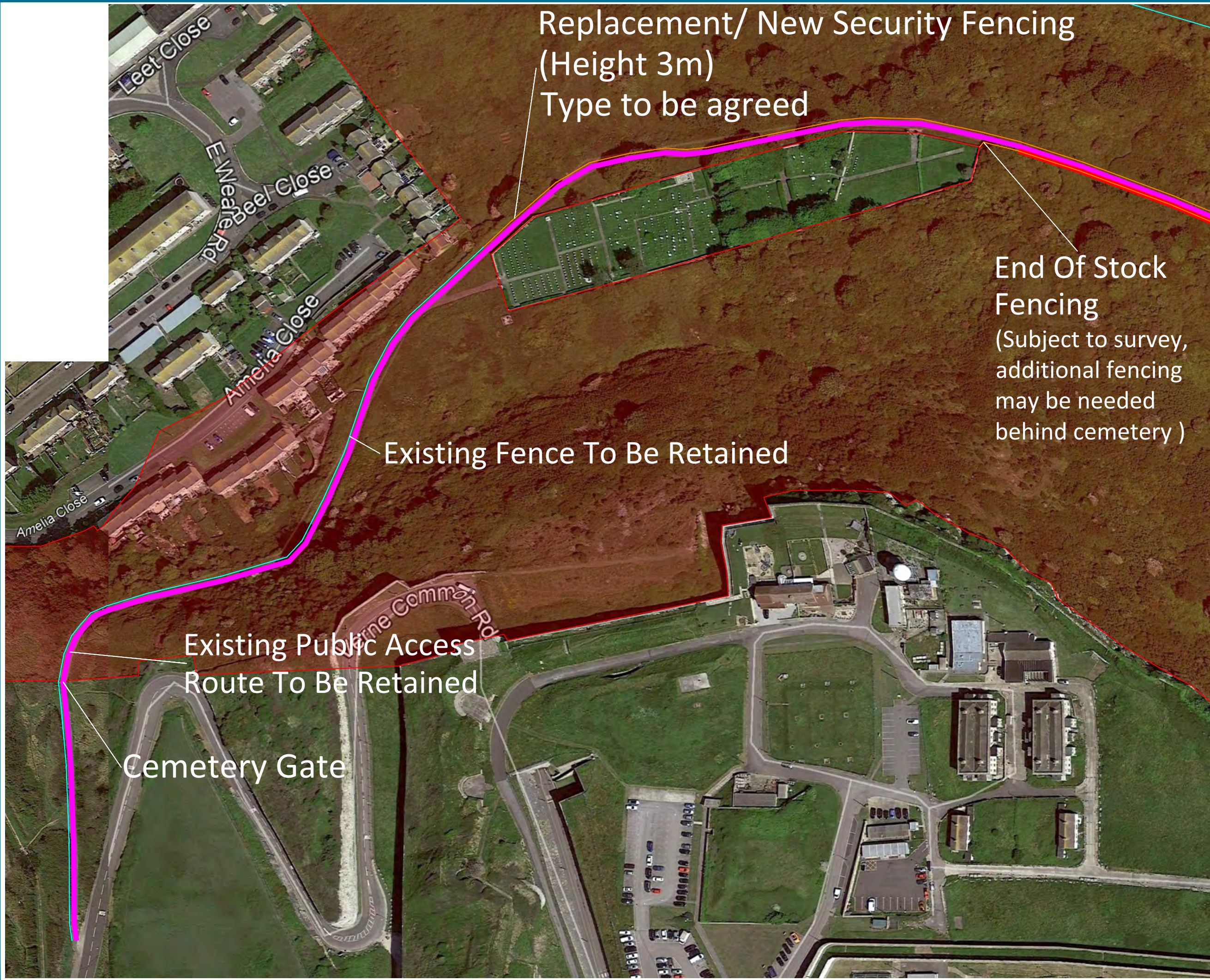
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1081-02-38-B

Scale: 1:1500@A3 Issue: 13

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RC	##	11/05/2021



Replacement/ New Security Fencing
(Height 3m)
Type to be agreed

End Of Stock Fencing
(Subject to survey,
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may be needed
behind cemetery)

Existing Fence To Be Retained

Existing Public Access
Route To Be Retained

Cemetery Gate

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Route - Indicative**

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1081-02-38-A

Scale: 1:1500@A3 Issue: 13

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Potential future grazing units: Isle of Portland SSSI (Unit 33)



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[Signatures for each party]

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- ▭ Isle of Portland SSSI - Unit 34

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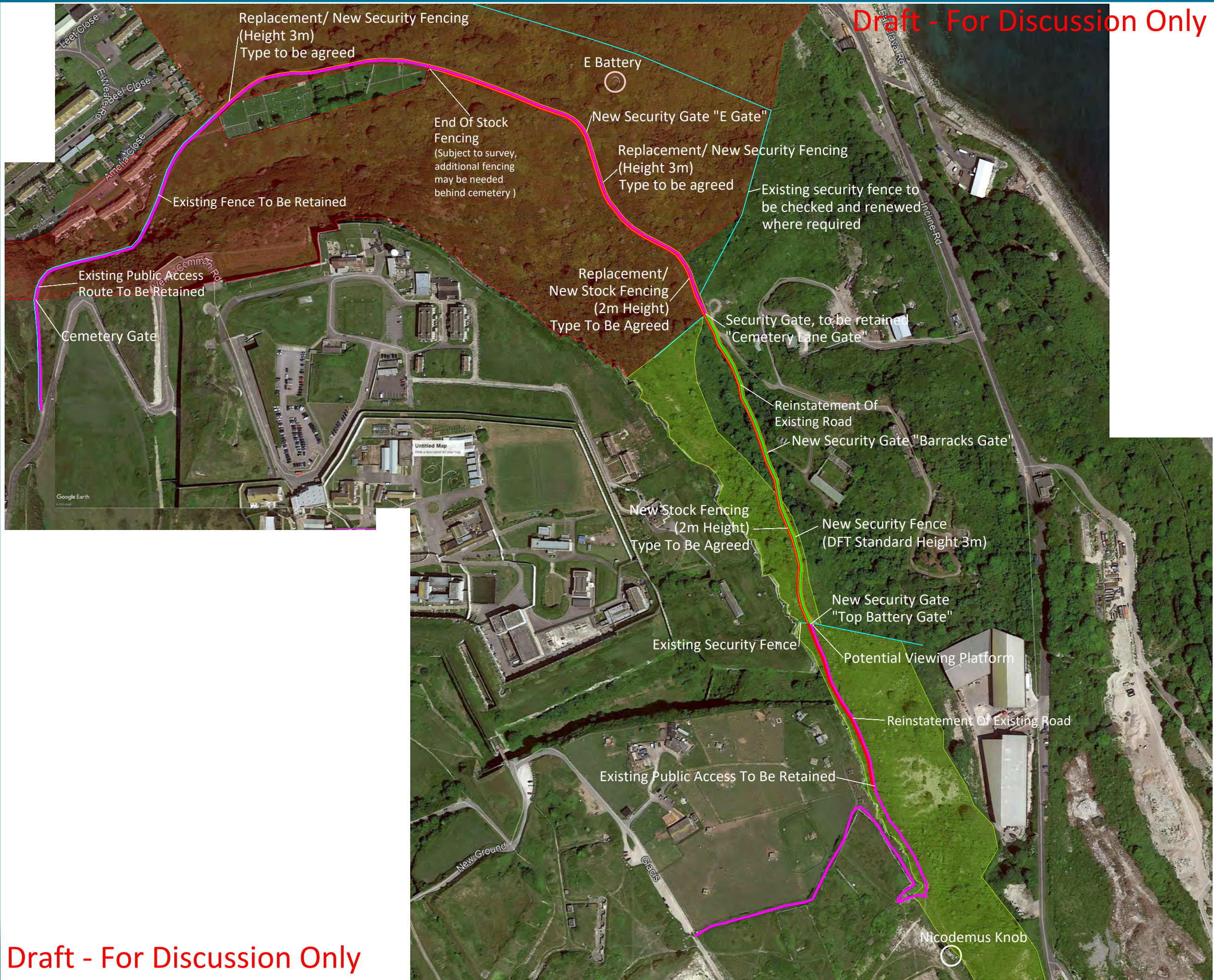
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Powerfuel Portland

Document Name:
Proposed Access
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Replacement/
New Stock Fencing
(2m Height)
Type To Be Agreed

Security Gate, to be retained
"Cemetery Lane Gate"

Reinstatement Of
Existing Road

New Security Gate "Barracks Gate"

New Stock Fencing
(2m Height)
Type To Be Agreed

New Security Fence
(DFT Standard Height 3m)

New Security Gate
"Top Battery Gate"

Existing Security Fence

Potential Viewing Platform

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Scale: 1:1500@A3 Issue: 10

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Stock Fencing

E Battery



End Of Stock Fencing

(Subject to survey, additional fencing may be needed behind cemetery)

New Security Gate "E Gate"

Replacement/ New Security Fencing (Height 3m)
Type to be agreed

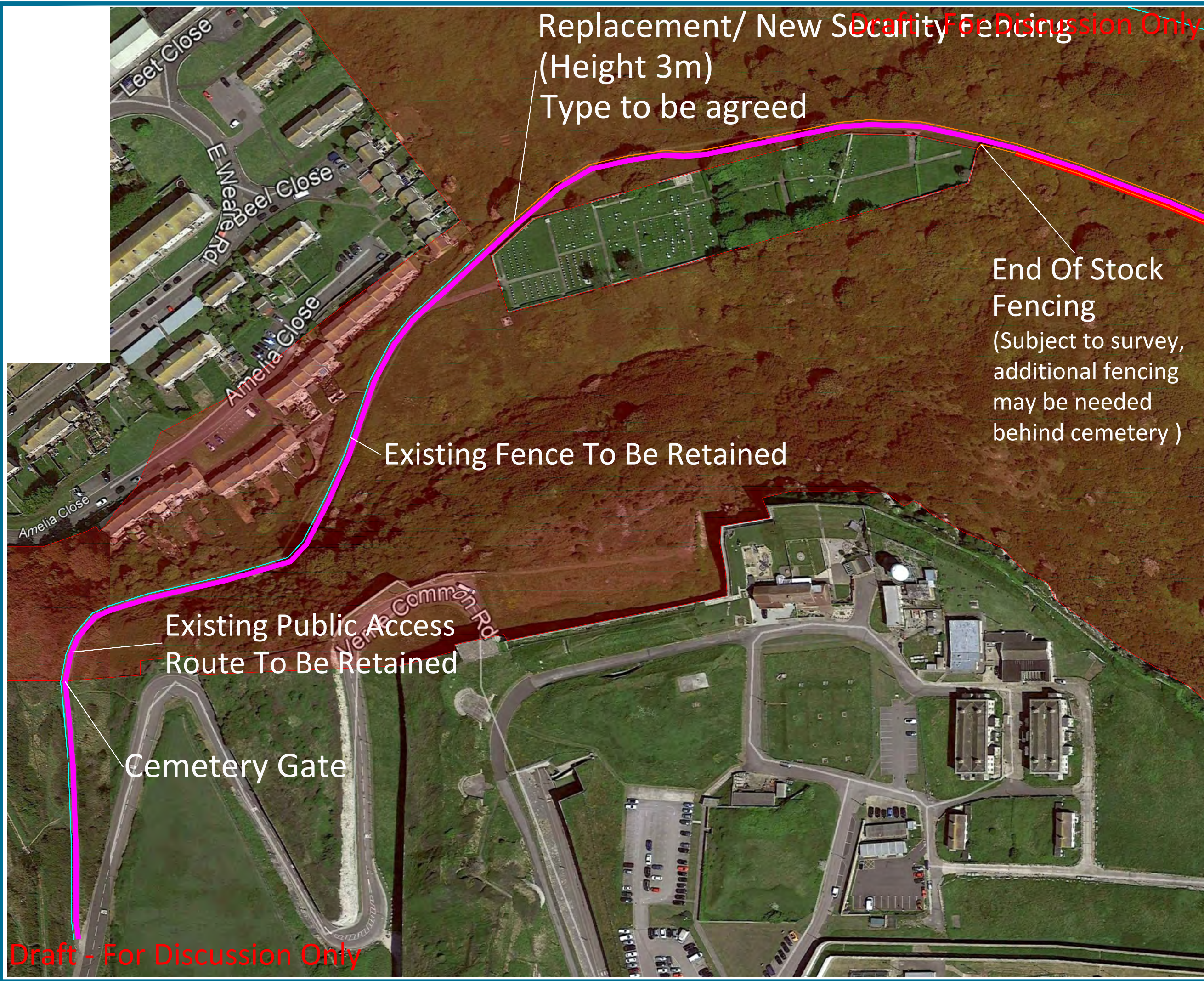
Existing security fence to be checked and renewed where required

Replacement/ New Stock Fencing (2m Height)
Type To Be Agreed

Security Gate, to be retained "Cemetery Lane Gate"

Reinstatement Of Existing Road

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Replacement/ New Security Fencing
(Height 3m)
Type to be agreed

End Of Stock Fencing
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additional fencing
may be needed
behind cemetery)

Existing Fence To Be Retained

Existing Public Access
Route To Be Retained

Cemetery Gate

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