

Public Statement

Planning Application

1st Estate Biomethane Ltd

Ref: PP13394106



PM1 - Proposed Verified View at Year 1

View flat at a comfortable arm's length

OS reference: 384037.735 E 123103.032 N	Horizontal Field of View: 40 degrees (planar)	Camera & Lens: Canon SD MKII; Canon EF 50mm 1:1.4 USM	scale: n/a	project: Proposed Development at Wessex Farm, Sherbourne Causeway, Shaftesbury, SP7 9PX.
Eyo Level: 116.383m AOD	Principal distance at A3 size: 542mm	Enlargement factor: 100% at A3 width	date: Mar 2025	title: Viewpoint PM1 - Proposed Verified Winter View at Year 1
Direction: 5 degrees	Paper size: 420 x 297mm (A3 size)	Camera height: 1.6m	drawn by: PT	sheet number: 0475 / P03 - PM1
Distance to Buildings: 387m	Printed image size: 390 x 260mm	Date & time: 03.07.2024 13.45	checked:	
			revised:	

"Owens",
East Puffton, Shaftesbury,
Dorset DT2 7JL.
m: 01189 099081 e: david.williams@owens.co.uk
t: 01189 099081 f: 01189 09908
www.owens.co.uk



Public Consultation Statement – Proposed Anaerobic Digestion Facility at Wessex Farm, Sherborne Causeway, Shaftesbury (SP7 9PX)

Applicant: 1st Estate Biomethane Limited

(A joint venture between 1st Estate Service Limited and Kanadevia Inova Limited)

Overview

1st Estate Biomethane Limited is bringing forward a planning application for the **construction and operation of an anaerobic digestion (AD) facility** at Wessex Farm, Sherborne Causeway, Shaftesbury. The facility will produce renewable biomethane by processing agricultural biomass and organic agricultural by-products, supporting sustainable farming practices and contributing to the UK's transition to low-carbon energy.

The proposed development includes: Primary and secondary digesters, feedstock storage, and a biomethane upgrading plant;

A grid entry unit to inject renewable gas into the national gas grid;

CO₂ capture, liquefaction, and storage facilities;

Digestate storage and handling infrastructure to return nutrient-rich fertiliser to farmland;

Landscaping, biodiversity net gain areas, and site access improvements.

About the Applicant

1st Estate Biomethane Limited is a joint venture between: **1st Estate Service Limited**, a specialist in agricultural land and rural estate management; and **Kanadevia Inova Limited**, a leading investor in renewable energy infrastructure projects across the UK. This partnership combines deep expertise in **agriculture, sustainable energy finance, and the design and operation of anaerobic digestion facilities**, with a shared commitment to addressing climate change and supporting rural economies.

Community and Environmental Benefits

The Wessex Farm AD facility will:

Generate up to **9.9 million cubic metres of biomethane annually**, equivalent to the gas demand of around **8,500 homes**;

Support local farms by providing a **sustainable outlet for organic agricultural wastes** and producing a nutrient-rich digestate to **reduce reliance on synthetic fertilisers**;

Create **local employment opportunities** and support the rural economy through long-term supply and service contracts;

Capture and utilise **CO₂** from the biogas upgrading process, providing “green CO₂” for industrial and agricultural uses;

Reduce greenhouse gas emissions through a **carbon-negative process**, aligning with Dorset Council’s Climate Emergency objectives.

Environmental Safeguards

Comprehensive technical assessments have been undertaken covering **air quality, ecology, heritage, landscape, noise, and flood risk**. The facility is designed to operate **safely and responsibly**, with measures in place to:

Contain all feedstocks and emissions within sealed processes;

Minimise visual impact through **landscaping and natural screening**;

Ensure negligible impact on local traffic, noise, and air quality;

Deliver significant **Biodiversity Net Gain** within the site.

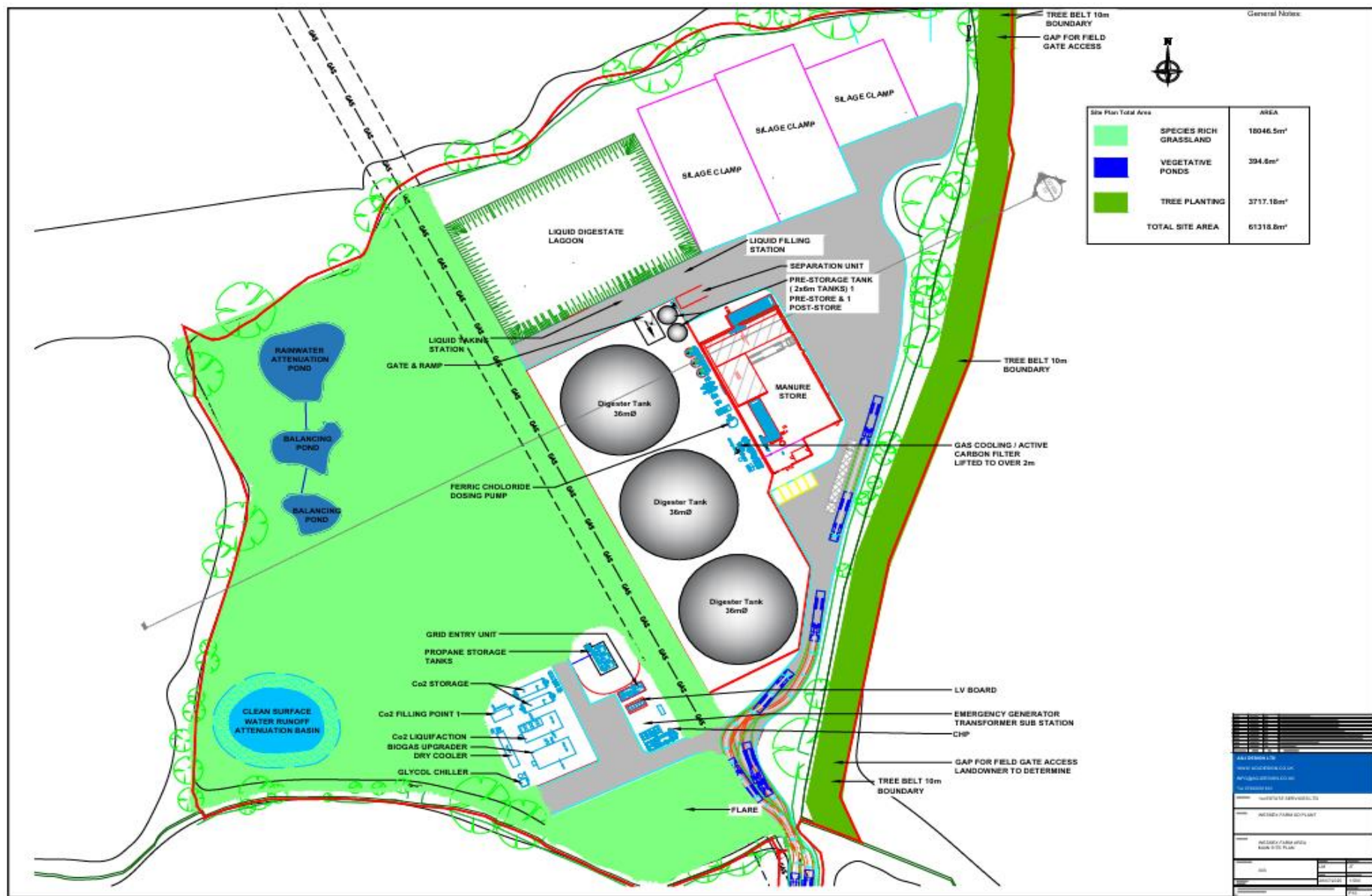
Have Your Say

We are committed to engaging with the local community and stakeholders throughout the planning process.

Public consultation is now open, and we welcome your views.

Comments and feedback can be submitted to **Dorset Council** via the planning portal or directly during the consultation period.

This project represents a **sustainable investment in Dorset's rural economy**, supporting the circular use of agricultural resources while contributing to national energy security and the fight against climate change.



Q&A

1. What are the main benefits for the local area?

Production of **renewable green gas** to supply approximately **8,500 homes annually**.

Carbon-negative energy generation, helping Dorset Council meet **Net Zero** and **climate emergency targets**.

Local employment and investment, supporting rural economic resilience.

Sustainable nutrient recycling via digestate, reducing the need for chemical fertilisers.

Significant Biodiversity Net Gain and improved soil health.

2. Will the facility cause smells or odours?

No significant odours are expected because:

All feedstocks are **delivered in sealed vehicles** and **stored in covered or enclosed facilities**.

The AD process is **fully contained** in sealed digesters.

The facility will have a **biofilter and negative air pressure system** to capture and treat odours.

An **Odour Management Plan** has been submitted and will be **regulated by the Environment Agency**.

3. How will traffic be managed?

Traffic assessments show **minimal impact** on the A30 and local roads.

Existing farm haulage operations will handle a significant portion of feedstock deliveries.

Deliveries will be **scheduled to avoid peak hours**, and vehicles will use **designated access routes**.

A **Construction Traffic Management Plan** will be enforced to minimise disruption during the build phase.

4. Is the facility safe for the local community?

Yes. The facility is designed to **meet all UK safety and environmental regulations**, including:
Environment Agency permits covering emissions, water protection, and waste management.
Containment structures capable of holding 130% of the largest digester volume.
Continuous monitoring using SCADA systems to ensure safe and stable operation.

5. How will noise and light be controlled?

Noise from machinery and vehicles will be **minimised** by design and **screened with landscaping**.
All **plant and equipment** will comply with environmental noise standards.
Lighting will be **low-level, downward-facing, and motion-activated** to protect dark skies and wildlife.

6. What about the visual impact on the landscape?

The facility is **screened by natural hedgerows and trees**, and additional planting will **further reduce visibility**.
The design reflects **common agricultural structures** (such as silage clamps and barns), blending with the rural setting.
A **Landscape & Visual Impact Assessment** concludes **no major intrusion** on the local countryside.

9. How does this align with local government policies?

The project supports:

**Dorset Council's Climate and Ecological Emergency Strategy (2020);
Bournemouth, Christchurch, Poole & Dorset Waste Plan (2019);
National Net Zero Strategy (2021) and Powering Up Britain (2023).**

It contributes to:

Renewable energy generation

Sustainable waste management

Local economic growth

Biodiversity Net Gain and environmental protection

10. How can I have my say?

You can submit feedback directly via **Dorset Council's Planning Portal** referencing the Wessex Farm AD Facility application.

Attend our **public consultation events**, where project team members will answer questions and share detailed plans.

Contact the applicant directly via our **dedicated community engagement email** (to be provided in the public notices).

10. How does this align with future agricultural and environmental policies ?

The project supports:

Supports the control of offsite agricultural pollution by providing farmers with certain and contracted management control of their waste and crop byproducts.

It will protect water bodies and ecological assets surrounding the supplying farms by contracted removal of wastes thereby avoiding the effects of airborne and water body pollution

The project will convert agricultural wastes into a circular and managed resource thereby protecting farmland and ecological assets and improving farm economy.

It contributes to:

Water body diffuse pollution avoidance through timely management

Improving air quality in the countryside through removal of farm based odours and particulates

Creating a long term economic support in the countryside

Employment certainty and rural stability

11. How can I have my say?

You can submit feedback directly via **Dorset Council's Planning Portal** referencing the Wessex Farm AD Facility application.

Attend our **public consultation events**, where project team members will answer questions and share detailed plans.

Contact the applicant directly via our **dedicated community engagement email** (to be provided in the public notices).