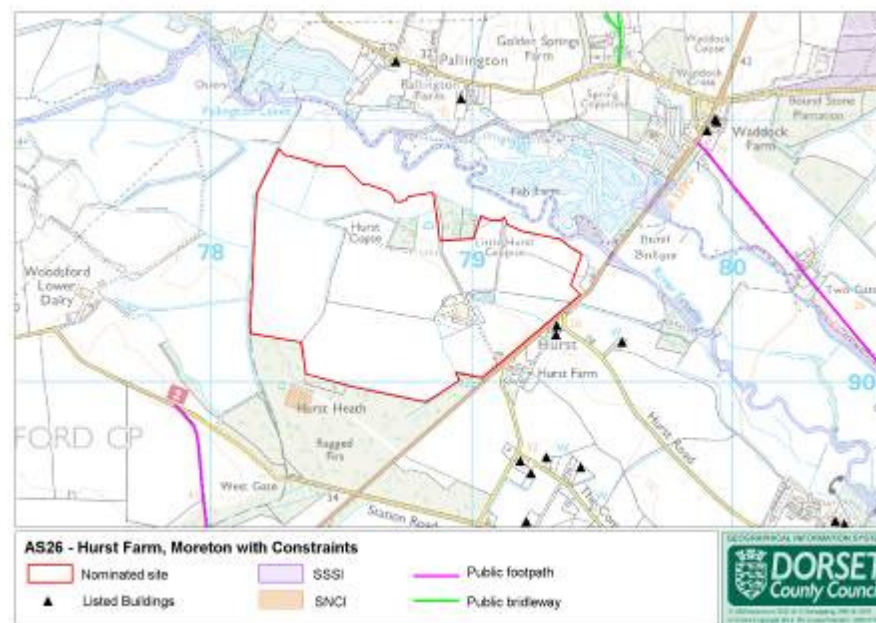


## Site Assessment Pro Forma: Station Road, Moreton AS25

Site Information	
Site Location	Moreton - Hurst Farm
Grid Reference	SY 789 902
Administrative Area	West Dorset DC
Parish	Moreton CP
Site Nominee(s)	Moreton Estate
Agent	Halletec Environmental
Proposed development	Sand and gravel extraction
Site Area	72.0 ha
Estimated annual output (tpa)	200,000
Estimated reserve	c.2.5 million tonnes
Expected life of operation	13 years approximately
Existing land use	Agricultural
Proposed Restoration	Agriculture/wet grassland/lakes
Access	Existing farm access off B3390
Estimated Traffic Movements	Approximately 80/day (40 in, 40 out)



## Site Assessment Pro Forma: Station Road, Moreton AS25

### Biodiversity.

#### Criterion C1 - Impact on European/international designations.

D

No significant impact.

Dorset County Council 16/12/14.

#### Criterion C2 - Impact on areas used by Annex I bird species.

D

No significant impact.

Dorset County Council 16/12/14.

#### Criterion C3 - Impact on national designations.

D

No significant impact.

Dorset County Council 16/12/14.

#### Criterion C4 - Impact on protected species.

D

No significant impact.

Dorset County Council 16/12/14.

#### Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.

E

Site has potential to contribute to Water Framework Directive targets and reduce nitrate enrichment within downstream waterbodies if restored to partial wetland.

Dorset County Council 16/12/14.

## Site Assessment Pro Forma: Station Road, Moreton AS25

### Geodiversity

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<p>The extraction of tertiary deposits and created exposures are of on-going interest to Tertiary and Quaternary geo-scientists as potential, if not active, research sites. No specific scientific gains or geodiversity enhancements are likely but the exposures may be of interest to the quaternary and tertiary research associations. Provision should be made so that it will be possible to arrange such visits on request.</p> <p>Dorset County Council 26 March 2014</p>	

### Landscape

<b>Criterion C7 – Impact on designated landscapes.</b>	<b>D</b>
<p>No impact on designated landscapes or their setting.</p> <p>Dorset County Council 20 May 2014</p>	

<b>Criterion C8 – What is landscape capacity to accommodate proposed development.</b>	<b>C</b>
<p>Less significant landscape impact. Landscape capacity to accommodate the site is medium. The main impacts for the site will be from the B3390 as there are no rights of way through or near the site.</p> <p>Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows.</p> <p>Dorset County Council 20 May 2014</p>	

<b>Criterion C9 – Impact on historic landscapes.</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<p>The site lies in the broad lower section of the valley of the river Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation. On the flat lands close to the river itself, extensive systems of watermeadows were constructed from the 18th century onwards. Map evidence suggests that there may well be remains of a watermeadow system on the northern part of this site</p> <p>The impact on the watermeadow systems in particular needs to be assessed and evaluated (see criterion C11). Only when this has happened would the impact on the historic landscape be understood – at present it could be anywhere from category A to category D.</p> <p>Dorset County Council 2 May 2014</p>				

## Site Assessment Pro Forma: Station Road, Moreton AS25

### Historic Environment

#### Criterion C10 – Impact on historic buildings.

**D**

The two closest historic buildings look away from the site and are screened from it by hedges and trees. There is therefore no significant impact on these buildings or their settings.

Dorset County Council 25 March 2014

#### Criterion C11 – Impact on archaeology.

**A**

**B**

**C**

**D**

The possible presence of a watermeadow system on part of the site has been mentioned under C9. The Dorset Historic Environment Record mentions a find of prehistoric flint within the site, and the Scheduled Monument of Hurst Bridge (1002422) lies not far to the east.

The presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Hurst Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A ('Very Significant Adverse Impact') to category D ('No Significant or Negligible Adverse Impacts').

Dorset County Council 2 May 2014

### Water and Flood Management

#### Criterion C12 -Impact on hydrogeology or groundwater.

**B**

Site boundary is within 100m of a groundwater SPZI, and there is a licensed abstraction within 250m. Site overlies Secondary aquifer.

The proposals would need to be supported with a hydrogeological risk assessment.

Environment Agency 15 May 2014

## Site Assessment Pro Forma: Station Road, Moreton AS25

<b>Criterion C13 – Impact on surface waters.</b>	<b>A</b>
<p>The proposed site shows watercourses running within it. It will need to be proved that the extraction proposals will not have an adverse effect on the natural hydrology and water quality at the site allocation phase.</p> <p>Applicants or developers should be aware of their responsibilities to ensure that the operations do not interfere with riparian owners' common law rights to receive water undiminished in quantity or quality.</p> <p>Environment Agency 15 May 2014</p>	

<b>Criterion C14 - Impact on flooding or coastal stability.</b>	<b>B</b>	<b>C</b>	<b>D</b>
<p>Part of the site lies within Flood Zones 2 and 3, but most is within Flood Zone 1.</p> <p>If processing plant is proposed to be located partially within Flood Zones 2 / 3, site would be rated B ('Significant Adverse Impact' ). If processing plant is proposed to be located immediately adjacent Flood Zones 2 / 3, site would be rated C ('Less Significant Adverse Impact' ). It is expected that the plant will be entirely within Flood Zone 1 and removed from Flood Zones 2/3, resulting in a rating of D ('No Significant or Negligible Adverse Impacts') . Sand and gravel extraction is compatible with the functional floodplain.</p> <p>As the site is greater than 1 hectare, a site specific Flood Risk Assessment (FRA) will be required in support of any future planning application.</p> <p>Environment Agency 15 May 2014</p>			

### Land and Soils

<b>Criterion C15 - Impact on existing soils or land type (including BMV land).</b>	<b>C</b>
<p>Land is good to moderate agricultural land. Soils will be stripped and removed to be stored and returned as part of restoration.</p> <p>Dorset County Council 17 September 2014</p>	

### Air Quality

<b>Criterion C16 – Impact on AQMAs.</b>	<b>D</b>
<p>No direct effects on AQMAs.</p> <p>Dorset County Council 17 September 2014</p>	

## Site Assessment Pro Forma: Station Road, Moreton AS25

### Economic development

#### Criterion C17 - Impact on economic development.

**D**

As a large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy; it will maintain local employment during working and the restoration to agriculture, potentially with some public access, will have on-going benefits also.

Dorset County Council 5 November 2013

### Human Health and Amenity

#### Criterion C18 - Impact on Sensitive Human Receptors.

**B****C**

Residential properties within site, adjacent to site and in vicinity of site. Includes properties and businesses on the other side of the river.

Site is large enough to include appropriate mitigation to adequately screen properties from visual/noise impacts. Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.

Dorset County Council 18 September 2014

#### Criterion C19 - Impact on existing settlements.

**B****C**

Closest settlements include Moreton, Tincton and Crossways. All are screened by existing trees/woodlands.

Villages along the B3390 may be affected by site traffic, depending on where the site is accessed.

Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.

Dorset County Council 18 September 2014

### Airport Safety

#### Criterion C20 - Impact on airport safety

**D**

Site is approximately 30 km from airport. No impacts expected.

Dorset County Council 18 September 2014

## Site Assessment Pro Forma: Station Road, Moreton AS25

### Cumulative Impacts

#### Criterion C21 - Effects on cumulative impacts.

**B**

There are no sites allocated for major development in the Purbeck Local Plan Part 1 (adopted Nov 2012) within 5 km of the proposal.

This site is a new proposal in an area where there is already mineral working. Depending on when it might start, and what other sites are operating in the area, there could be an increased level of traffic on local roads, including the B3390.

Villages along the B3390 may be affected by site traffic, depending on where the site is accessed.

Dorset County Council 25.03.2014

### Carbon Emissions

#### Criterion C22 - Impact on carbon emissions

**B**

Site will rely on road transport for access.

Dorset County Council 18 September 2014

### Recreation/Access

#### Criterion C23 – Impact on recreational land

**D****E**

Site is agricultural land and does not appear to include any formal or informal recreational facilities. Restoration could include some element of public access.

Dorset County Council 18 September 2014

#### Criterion C24- Impact on public rights of way

**D**

Site is agricultural land and there are no public rights of way on, adjacent to or visible from the land.

Dorset County Council 18 September 2014

## Site Assessment Pro Forma: Station Road, Moreton AS25

### Criterion C25 - Are the access proposals acceptable

D

This site has an estimated 200,000 tonnes annual output and approximately 80 vehicle trips per day (40 in and 40 out). Access to the site is proposed via an existing large farm access to the B3390 Station Road. Visibility for 60mph would need to be secured but is achievable from this access. The specific geometry of the access will need to be checked and it may be necessary to provide some localised widening to ensure that vehicles can enter and leave at the same time and pass on the farm access road.

These details would be covered by a full Transport Assessment which would be required were this site to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It may also need to consider Highways Agency concerns with regards to movements to the A35T.

Due to the direct access from this site onto the B3390, and the reasonable possibility of an acceptable access provision, this site has been given a D rating – ‘No Significant/Negligible Impacts’.

Dorset County Council 17 September 2014