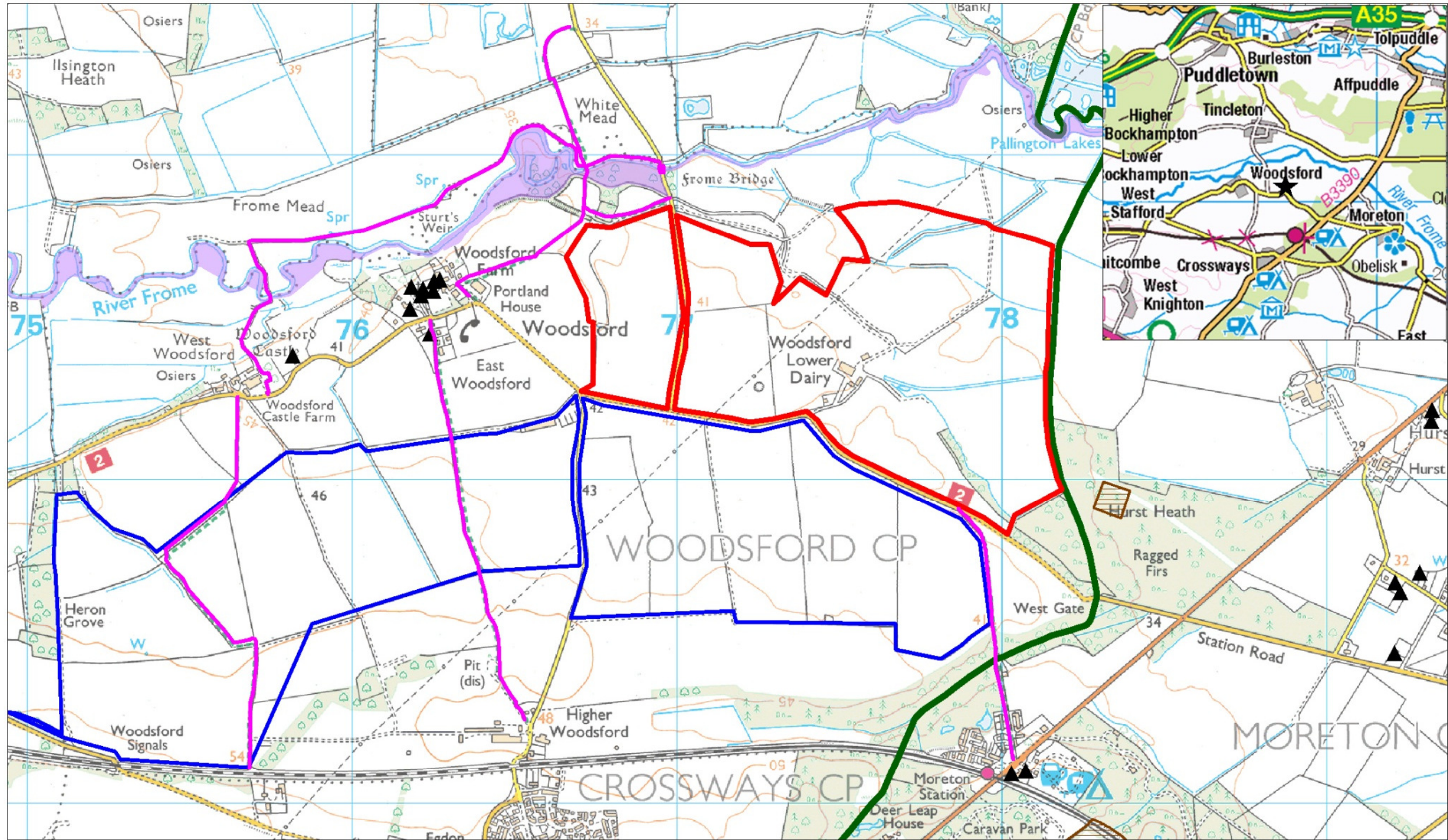


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS19 – Woodsford Extension



AS19 - Woodsford Quarry extension

- Nominated site
- Permitted mineral site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway

- Authority boundary
- Scheduled monument
- Listed building

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

Date: 24/06/2016
 Cent X: 396529
 Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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Site Assessment of AS19 – Woodsford Extension

Site Information

Site Location	Woodsford Farm, Woodsford, Dorchester, Dorset Grid Reference: SY 776 904
District/Borough	West Dorset District Council
Parish/Town Council	Woodsford CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Nominee: Woodsford Farms Landowner: Woodsford Farms Site would be extension of quarry operated by Hills.
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	The site would be worked as an extension of the existing Woodsford Quarry. It has never been worked previously.
Legal or time-related constraints	None known.
Access to markets?	As for current Woodsford quarry.
Is there geological evidence of the presence and viability of the mineral?	Yes, site has been drilled.
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	Yes
Development proposed	Extraction of sand and gravel and restoration to a combination of agriculture/nature conservation (wetland and/or lakes). Site would be worked as an extension to the existing Hill's Quarry. Hills anticipate beginning working the proposed extension in about 2022 or 2023. Site area: approximately 90ha Estimated reserve: 2.1 mt Estimated annual output: 200,000 to 250,000 tpa Expected life of operation: approximately 10 years It has been suggested that, following working, the restoration of land nearer to the Frome could significantly enhance the river by establishing a wetland that would remove nitrate, phosphate and silt as well giving additional flood alleviation capacity.
Description of Site	Site is currently used for agriculture. It is south of the River Frome and east of Woodsford. The site is adjacent to, and is proposed to be worked as a north-east extension of, the existing Hills Quarry. Mineral from the proposed site would be transferred by conveyor to the existing processing plant at the western edge of the current quarry. No intensification of working is expected, as the extension would not be worked simultaneously with the current quarry workings.
Summary of Site Designations/Constraints	Hurst Heath SNCI lies within 100m of the south-eastern corner of the site River Frome SSSI within 50m of the site at its closest point.
Relevant Local Planning Policy	West Dorset Weymouth & Portland Local Plan 2011 – 2031. Adopted October 2015 Policy ENV2 Poole Harbour Nutrient Control Area Policy ENV2 Heathland Mitigation Zone 5km
Residential properties and other land uses in the vicinity of the site	Properties within the site (Woodsford Lower Dairy and Cuckoo Mead) Further properties within 250-500m – East Woodsford to the west, Sculpture Park to the north
Traffic Generation & Access Considerations	The current quarry has access onto the D21322 and averages approximately 120 movements per day (60 in and 60 out). Of the 60 outward movements, 46 (76%) turn right to access the A35 near Dorchester, via the West Stafford bypass. The remaining 14 (24%) turn left and travel towards the B3093. It is expected that these are either delivering in the Crossways area, or would turn north to access the A35. It is not known where the 60 inward movements come from, but it is expected that the majority come from the A35 via the West Stafford bypass. These numbers will not change for the proposed extension, as the extension will not be worked simultaneously with the current quarry, so no intensification of traffic is expected.

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Site Assessment of AS19 – Woodsford Extension

Appraisal of Site – Using Site Assessment Criteria as set out in The Bournemouth, Dorset and Poole Minerals Strategy 2014

In Appendix 1 (p. 242) of the Minerals Strategy a methodology for assessing sites nominated or identified for consideration as future quarry sites is set out. Each site is assessed against 25 criteria, C1 to C25, reflecting the potential environmental, economic and social impacts/benefits of its development. Assessment is qualitative, and each criterion is given a score as a colour, representing its expected impact, with or without mitigation. These criteria and their responses are set out below, along with further comments from relevant consultees.

Topic: Biodiversity.

SA Objective: To maintain, conserve and enhance biodiversity.

Criterion C1 - Impact on European/international designations.	E
<p>The permanent change from intensive agriculture and from mineral extraction restored to extensive grassland and water bodies would be likely to result in a significant reduction in nitrate levels in receiving waters of the R. Frome, groundwater and Poole Harbour (SPA and Ramsar). If this can be secured there would be strategic nature conservation gain. In addition, reduction in intensive agricultural management of the fields between the proposed extraction area and the R. Frome would be an additional significant gain, prevent more direct runoff of fertiliser into the river and onward to Poole Harbour.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C2 - Impact on areas used by Annex 1 bird species.	D
<p>No comment</p> <p>Dorset County Council 25.10.13</p>	
Criterion C3 - Impact on national designations.	E
<p>See comments on C1 above</p> <p>Dorset County Council 25.10.13</p>	
Criterion C4 - Impact on protected species.	D
<p>No comment</p> <p>Dorset County Council 25.10.13</p>	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
<p>No comment</p> <p>Dorset County Council 25.10.13</p>	
<p>Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be required as part of any planning permission granted.</p>	

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.	D
<p>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 24.10.2013</p>	
<p>Possible Mitigation: none specifically required, but provision should be made so that it will be possible to arrange such visits on request.</p>	

Topic: Landscape

SA Objective: To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.

Criterion C7 – Impact on designated landscapes.	D
<p>No significant impact/negligible</p> <p>Dorset County Council 26.11.2012</p>	

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS19 – Woodsford Extension

Criterion C8 – What is landscape capacity to accommodate proposed development.	C		
<p>The landscape is open and agricultural in character and development has the potential to impact on the openness of this landscape. Existing and new hedgerows and blocks of woodland provide an element of natural screening which would assist in the mitigation of any quarry development.</p> <p>Dorset County Council 26.11.2012</p>			
Criterion C9 – Impact on historic landscapes.	A	→	D
<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.</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 (Very Significant Adverse Impact) to category D (No Significant or Negligible Impact).</p> <p>The Hardy associations of this landscape have been discussed under Criterion C10.</p> <p>Dorset County Council 31/10/2013</p>			
<p>Possible Mitigation: Full assessment of potential impacts on the water meadow systems. Identification of impacts and any appropriate mitigation.</p>			

Topic: Cultural Heritage

SA Objective: To maintain, conserve and enhance the historic environment (including conservation areas, historic parks and gardens and other locally distinctive features and their settings).

Criterion C10 – Impact on historic buildings.	D		
<p>A cluster of listed buildings, all Grade II, are located to the west of the proposed site. However it is considered that the field located between the historic buildings and the site will create a buffer sufficient that there will be no impact from site to the buildings.</p> <p>The restoration proposals are sufficient to conform with the literary associations of this part of Dorset, in particular the Valley of the Dairies character created by Thomas Hardy.</p> <p>D (No Significant or Negligible Impact)</p> <p>Dorset County Council 22/10/2013</p>			
<p>Possible Mitigation:</p> <p>Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. Restoration will be agreed and implemented as part of any planning permission granted.</p> <p>It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.</p> <p>No further action considered necessary at this stage.</p>			

Criterion C11 – Impact on archaeology.	A	→	D
<p>On the western part of that site significant prehistoric and Roman material was found.</p> <p>Frome Bridge, which is protected as a Scheduled Monument, lies to the north-west. There is potential for surviving earthworks and structures associated with the management of watermeadow systems.</p> <p>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 Frome 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 (Significant Adverse Impact) to category D (No Significant or Negligible Impact).</p> <p>Dorset County Council 31/10/2013</p>			

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Site Assessment of AS19 – Woodsford Extension

Possible Mitigation: The presence of existing archaeology on the site is noted and acknowledged. It is considered that no further action needs to be taken at this stage, apart from clearly noting the presence of the archaeology as part of the site allocation, and requiring full assessment and appropriate mitigation at the planning application and development stage. It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, provide adequate protection to the archaeology.

Topic: Water

SA Objective: To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.

Criterion C12 - Impact on hydrogeology or groundwater.

B

C

Site is within 250m of licensed water supplies. Overlies secondary aquifer. Does not affect any SPZ.

Environment Agency 27 February 2013

Possible Mitigation: Full hydrological assessment to accompany planning application, and all appropriate mitigation to be identified and implemented, with input from Environment Agency. No further action considered necessary at this stage.

Criterion C13 – Impact on surface waters.

A

Objection made in 2008 still stands.

The proposal could also impact the River Frome SSSI and how it functions with the floodplain. Proposals would need to consider compliance to the Water Framework Directive. Need to consider compliance to the Restoration Plan for the River Frome and its floodplain. Extensive site. River Frome runs north of the site boundary, and there are many other watercourses within and near the site. A hydrological assessment will be needed.

In terms of surface waters impact, a watercourse is located on boundary and drains within the site, so Criterion A applies.

Environment Agency 27 February 2013

Possible Mitigation: Objection referred to refers to possible impacts on water vole and otter habitats. This issue will be addressed appropriately, with advice and necessary licences from the Natural England, at the planning application stage. No further action considered necessary at this stage.

Criterion C14 - Impact on flooding or coastal stability.

D

Small amount of northern part of site is covered by FRZ 2+3.

Dorset County Council 21 October 2013

Possible Mitigation: Aggregates can be quarried in Flood Zones 2 and 3 if necessary. It is not known at this stage whether this part of the site will be developed or not - full hydrological assessment to accompany planning application, and all appropriate mitigation to be identified and implemented, with input from Environment Agency. No further action considered necessary at this stage.

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

Criterion C15 - Impact on existing soils or land type (including BMV land).

B

C

The site comprises Grade 2 and Grade 3 agricultural land.

Dorset County Council 21 October 2013 and 5 April 2017

Possible Mitigation: Soils will be protected during working and restoration is expected some land back into agricultural production. In conjunction with this, areas of the site will be restored to a nature conservation use.

Topic: Air Quality

SA Objective: To protect and improve air quality and reduce the impacts of noise

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Site Assessment of AS19 – Woodsford Extension

Criterion C16 – Impact on AQMAs.	<i>D</i>
<p>No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies.</p> <p>Dorset County Council 21 October 2013</p>	
<p>Possible Mitigation: Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</p>	

Topic: Material Assets (Economic development)

- SA Objectives:**
- To conserve and safeguard mineral resources.**
 - To promote the use of alternative materials**
 - To encourage sustainable economic growth**
 - To provide an adequate supply of minerals to meet society's needs.**

Criterion C17 - Impact on economic development.	<i>C</i>	<i>D</i>
<p>As a relatively large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy through the supply of sand and gravel for construction aggregate; it will maintain local employment during working and the restoration to agriculture and nature conservation will provide on-going benefits also.</p> <p>Mineral working has the potential to negatively affect businesses in the locality and mitigation during working will be applied where necessary.</p> <p>Partial restoration to nature conservation use would reduce agricultural output but provide alternative benefits, potentially including public access/tourism and reduction in nitrates in surface/groundwater.</p> <p>Dorset County Council 21 October 2013 and 5 April 2017</p>		
<p>Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be required as part of any planning permission granted. No further action considered necessary at this stage.</p>		

Topic: Social Considerations - Human Health and Amenity, Airport Safety and Cumulative Impacts

- SA Objectives: To sustain the health and quality of life of the population**

Criterion C18 - Impact on Sensitive Human Receptors.	<i>C</i>
<p>There are two properties owned by Woodsford Farms within the proposed allocation boundary.</p> <p>Further residences outside the allocation boundary, within 250-500m and beyond.</p> <p>Dorset County Council 21 October 2013 and 5 April 2017</p>	
Criterion C19 - Impact on existing settlements.	<i>D</i>
<p>Crossways is approximately 1.3km to the south and Higher Woodsford some 900m. East Woodsford is within 500m to the east, Tinctleton some 700m to the north and Pallington approximately 700m to the north-east. Site is currently screened by existing hedges/trees. Dorset County Council 21 October 2013 and 5 April 2017</p>	
<p>Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation (e.g. visual and noise attenuation bunds and reducing noise at source where possible and appropriate) will be required as part of any development of the site. No further action considered necessary at this stage.</p>	

Criterion C20 - Impact on airport safety	<i>E</i>
<p>The site is some 35 km from the airport and not considered to be a threat.</p> <p>Dorset County Council 21 October 2013</p>	
<p>Possible Mitigation: None required.</p>	

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Criterion C21 - Effects on cumulative impacts.	B
<p>The site is an extension to a current aggregates quarry, in an area where there is other aggregate working both existing and proposed.</p> <p>The proposal is within 5Km of a site to the south of Crossways village with permission for up to 99 houses, with some 400 to follow along with associated employment. Permission for 84 homes has been granted north-west of Crossways, for up to 1,000 homes at Silverlake (on the former Warmwell quarry site) and further development is under consideration for the area (at both Crossways and Moreton).</p> <p>One of the key cumulative impacts will be on traffic levels in the area, including both quarry traffic and traffic associated with built development.</p> <p>Dorset County Council 18 October 2013 and 5 April 2017.</p>	
<p>Possible Mitigation: The proposal will include mitigation for visual and noise impacts, following guidance and best practice. To minimise traffic impacts, following a Transport Assessment at the planning application stage, measures such as holding back lorry traffic during peak traffic times could be used if necessary.</p> <p>A traffic impact assessment report has been prepared, indicating that that roads in the area are capable of carrying quarry traffic, including traffic that would be generated from the proposed Woodsford extension.</p>	

Topic: Social Considerations – Carbon Emissions

SA Objectives: To adapt to and mitigate the impacts of climate change

Criterion C22 - Impact on carbon emissions	B	C
<p>Site will rely on road transport, although conveyors will be used to move material to the processing plant within the site.</p> <p>Dorset County Council 21 October 2013</p>		
<p>Possible Mitigation: Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.</p>		

Topic: Social Considerations

SA Objectives: To enable safe access to countryside and open spaces

Criterion C23 – Impact on recreational land	D
<p>Site is agricultural land – it does not include any formal/informal recreational land, apart from footpath crossing it.</p> <p>Dorset County Council 21 October 2013</p>	
Criterion C24- Impact on public rights of way	C
<p>Footpath runs adjacent to the site boundary and may need temporary/permanent diversion. Opportunities for increased public access following restoration, to be considered.</p> <p>Dorset County Council 21 October 2013</p>	
<p>Possible Mitigation: Potential impacts on footpath/public access will be identified at planning application stage, and appropriate mitigation identified.</p>	

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Site Assessment of AS19 – Woodsford Extension

Topic: Social Considerations – Vehicular Access

SA Objectives: To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts

To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.

Criterion C25 - Are the access proposals acceptable	C
<p>This is a large site of approximately 90 hectares located to the north of the C33 road through Woodsford. While no estimation of vehicular trips were given, the estimated annual output of 200,000 to 250,000 tonnes could reasonably generate 100 trips or more per day. The surrounding highway network is narrow and tortuous in nature with few passing areas and limited forward visibility. There would be likely to be a strong highway objection to this scheme were it to proposed to use any of these local roads.</p> <p>However, if the workings were to involve a haul route or routes that resulted in materials leaving the area by the existing Hill's site, immediately west of the level crossing there may be a way forward. This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It would also need to consider the Highways Agency concerns with regards to movements to the A35T.</p> <p>Access will be via the existing Hill's site and therefore a C (Less Significant Adverse Impact) rating is appropriate.</p> <p>Dorset County Council 29 October 2013</p> <p>-----</p> <p>There are no highway objections to these proposals provided that the extension is made via a conveyor system back to the existing site facility and utilises the existing access to the highway network. The precise method of conveyor shall be the subject of details to be agreed.</p> <p>Dorset County Council - 29 November 2016</p> <p>Possible Mitigation: If developed, site would be a follow-on from existing workings and would not represent intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.</p>	

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Site Assessment of AS19 – Woodsford Extension

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
DCC Highways	<p>1. The surrounding highway network is narrow and tortuous in nature with few passing areas and limited forward visibility. There would be likely to be a strong highway objection to this scheme were it to proposed to use any of these local roads. However, if the workings were to involve a haul route or routes that resulted in materials leaving the area by the existing Hill's site, immediately west of the level crossing there may be a way forward. This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It would also need to consider the Highways Agency concerns with regards to movements to the A35T. Access will be via the existing Hill's site and therefore a rating of 'Less Significant Adverse Impact' is appropriate (29 October 2013)</p> <p>2. There are no highway objections to these proposals provided that the extension is made via a conveyor system back to the existing site facility and utilises the existing access to the highway network. The precise method of conveyor shall be the subject of details to be agreed (Dorset County Council - 29 November 2016)</p>
Highways England	An extension of an existing site, resulting in no output increase and therefore, no impact on the SRN (Highways England – 22 December 2016)

Public Rights of Way	
DCC Rights of Way	Comments awaited...

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
Environment Agency	<p>December 2008 comments</p> <p>Objection – due to biodiversity issues.</p> <p>We object to the proposed site allocation on biodiversity grounds. This is discussed in the following paragraphs, along with some other points we wish to raise.</p> <p><u>Biodiversity</u></p> <p>We object to the site plan allocation as submitted on the grounds that water voles and other protected species (otter) may be present in watercourses contained within the proposed site. The reason for this is because the water vole is protected under Schedule 5, Section 9 (4) of the Wildlife and Countryside Act 1981 which makes it illegal to damage, destroy or obstruct access to any structure or place a water vole uses for shelter or protection.</p> <p><u>Flood Risk</u></p> <p>We have no objection 'in principle' to this allocation in relation to flood risk issues, but because parts of the site lies within Flood Zones 2 & 3 we wish to make the following comments:</p> <p>Although sand and gravel workings are deemed to be 'water-compatible development' (Annex D2 of PPS25) and generally considered appropriate within the flood plain (Annex D3 of PPS25) should the actual working area encroach within the flood plain (Flood Zones 2 & 3) under PPS25 there is a requirement to demonstrate application of the Sequential Test. Any processing plant and ancillary infrastructure should be sited outside of Flood Zones 2 & 3.</p> <p>At this early stage in the process, and given that only a relatively small area of the site lies within the flood plain it may be more appropriate, if possible, to modify the 'red line boundary' of the site to show no encroachment within Flood Zones 2 & 3. Doing this would obviate the need to demonstrate the Sequential Test, because the remaining area of the site falls within Flood Zone 1.</p> <p>Demonstration of the Sequential Test, in part, relies upon a Strategic Flood Risk Assessment (SFRA).</p> <p>A Flood Risk Assessment (FRA) will be required in support of any future planning application, both because it currently lies partially within Flood Zones 2 and 3 and also because the site is greater than 1 Hectare. Also several 'ordinary' watercourses flow through or close to the site. Therefore please see our general comments above on FRA guidance; applicants and developers responsibilities; and Flood Defence Consents.</p> <p><u>Water Resources</u></p> <p>We have limited concerns about this site as long as runoff from this site into the River Frome could be avoided.</p> <p><u>Groundwater</u></p>

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)

We have no objection in principle to the proposed site allocation from a groundwater protection perspective. However, consideration should be given to any possible impact on groundwater recharge, flows and levels. This should be taken into account along with the points given in our general comments above relating to groundwater issues.

February 2013 comments

Objection still stands.

EA 12/12/2008 response still relevant, together with the following additional comments:

- The proposal could also impact the River Frome SSSI and how it functions with the floodplain.
- Proposals would need to consider compliance to the Water Framework Directive.
- Need to consider compliance to the Restoration Plan for the River Frome and its floodplain.
- Extensive site. River Frome runs north of the site boundary, and there are many other watercourse within and near the site. A hydrological assessment will be needed.

EA estimate of assessment criteria

C12 – A. Watercourse on boundary and drains within the site, so Criterion A applies.

C13 – A. Watercourses running through the site and within 50m of the boundary.

November 2013 comments

Not included in list of minerals sites, so no comments provided.

January 2014 comments

Objection.

Our previous comments provided on the 12 Dec 2008 and 27 Feb 2013 are still relevant. However, we wish to make the following additional comments:

We are aware that an SEA is being prepared but urge the applicant to ensure that the following issues are included: -

- Proposals which maximise the wetland restoration opportunities at each site
- Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives
- Proposals should maximise the overall wetland gains.
- EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy.

Water quality and abstraction

We have some concerns at this location over possible impacts on the River Frome. It needs to be ensured that no impacts from this development and no increased sedimentation.

EA estimate of assessment criteria

We believe that criteria C12 should be at least a B due to the proximity of the watercourse on the boundary which may be reliant on groundwater within the minerals site. We agree with the criteria classification C13 and C14 for this site, which is given in the supporting documents.

June 2014 comments

Studies required and issues to consider

- Hydrogeological assessment – at planning application stage.
- Flood Risk Assessment – as part of site allocation process?
- Protect and enhance water features in site.
- Ecological study if water features present in site – as part of site allocation process.
- Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy

Flood Risk

There are small parts of the site that fall within Flood Zone 3. Therefore a Sequential Test may be needed to determine whether there are any other sites with lower flood risk, before it could be taken forward to the next stage of the site allocations document. We highlight that only 'water compatible' uses (this does include sand and gravel extraction) as defined by the NPPF are permitted within the Functional Floodplain (FZ3b). No processing works, compounds, buildings etc. would be permitted within FZ3b. The Local Authority SFRA may be used as a guide for allocation however this is Level 1 so is not a detailed assessment.

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>The approach taken within Level 1 SFRA was to assume FZ3b to be the same as FZ3 if no detailed assessment was available. A more detailed strategic Flood Risk Assessment may therefore be required to determine the FZ3 and FZ3b outlines, should it be proposed to carry it forward to the next stage. A detailed site specific FRA to look at the impact of the proposals on local flood risk would also be required. It would be the most efficient use of resource to undertake this at the same time as determining the Flood Zones.</p> <p>Our prior written Flood Defence Consent is required under the Water Resources Act and Land Drainage Bylaws for all works in, under, over or within 8m of the Main River. The prior written Land Drainage Consent is required from the LLFA (DCC) for works that could affect the flow of an ordinary watercourse.</p>
	<p>Most Recent EA comments (July/ Aug 2015)</p> <p>No objection to the proposals, however, flood risk issues should be included in the list of Development Considerations for this site.</p> <p>Dewatering from site would require an environmental permit. Any discharge should not detrimentally affect the River Frome or other receiving watercourse.</p>
Lead Local Flood Authority (LLFA) - DCC	<p>AS19 Woodsford extension Site Assessment</p> <p>No grounds for objection, subject to detail: The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling, but is in close proximity to the floodplain of the Main River Frome, and associated extent of Flood Zones 2 & 3 (medium & high risk) immediately to the north. This proximity is likely to maintain / elevate ground water levels throughout the site. In addition, there is some theoretical risk of surface water flooding, shown by relevant mapping which indicates isolated ponding during severe rainfall events (1:100/1000yr).</p> <p>A site specific strategy of surface water management should be requested to ensure that the proposal does not increase rates of runoff or generate off site worsening. As such the proposed activity should comply with the recommendations of the NPPF. Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel or ditch with the status of Ordinary Watercourse.</p>

Nature Conservation – Biodiversity Impacts	
	<p>Meeting with Natural England 2 July 2006 - NS1/01 Woodsford - North East Extension</p> <ul style="list-style-type: none"> • If this site were to be restored to conservation there is the potential for a good deal of biodiversity gain on this site. • Development could tie into the management of a number of abandoned fields that lie close to the site, within the flood plain of the River Frome, this could be implemented through an Agri-environmental scheme. • There is no in principle objection. <p>2008 Comments</p> <ul style="list-style-type: none"> • If this site were to be restored to conservation there is the potential for a good deal of biodiversity gain on this site. • Development could tie into the management of a number of abandoned fields that lie close to the site, within the flood plain of the River Frome; this could be implemented through an Agri-environment scheme. <p>2014 Comments</p> <ul style="list-style-type: none"> • We agree with the assessment under C1 of the Pro Forma. • Criterion C3 should also include the potential for pollution of the River Frome SSSI by sediment generated by any development which may be hard to control depending on the nature and extent of the workings. <p>2015 Comments</p> <ul style="list-style-type: none"> • Not all of the key development considerations have been listed. The site is close to the River Frome SSSI and clearly, avoiding pollution of the river during operation is a key issue and should be included. • In our view, there are significant opportunities for a restoration concept that could have large benefits in a number of different areas, particularly for reducing existing pollution of the river and Poole Harbour as well as providing significant biodiversity benefits within the restoration itself. • In this respect, bullet point 2 [of the 2015 Draft Mineral Sites Plan] is misleading. It is not movement of nitrates off the site that is the issue. Rather it is the potential to use the restoration to significantly enhance
Natural England comments	

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS19 – Woodsford Extension

Nature Conservation – Biodiversity Impacts

the river by establishing a wetland that would remove nitrate, phosphate and silt as well giving additional flood alleviation capacity.

2016 Comments

- AS19 was not consulted on.

Historic Environment

Historic England Comments

2014 Comments

- I note the Hardy association and the associated assessment undertaken. I also note that a further archaeological impact assessment is required before the effect of the proposal can be determined and the principal established.

2015 Comments

- Since the DCC comments of 31/10/13, has the following archaeological issue been addressed? "... features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Frome 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."
- Can the LA establish, with a degree of confidence/certainty, the capacity of the site unless such matters have been resolved? If this is a critical consideration shouldn't it be addressed before the principle of the site is agreed and an allocation included in this development plan?
- The Site Assessments and Sustainability Appraisal highlight the critical heritage considerations to be met to satisfy the Minerals Strategy and its development management policies. Could these matters be précised and their source cross referenced in the 'Development Considerations' section in the Appendix? At present they don't appear to correlate. Historic England suggests the text is more precise in expressing the relevant heritage considerations particularly the potential restoration enhancements.
- Bullet point number 1 in the 'Development Considerations' section of the Appendix states "Impacts on heritage/archaeology are a key issue, to be assessed and appropriate mitigation identified and implemented". This criterion is inconsistent with national planning policy for the historic environment and the adopted Dorset Minerals Strategy. In addition to the suggested précises of the specific heritage considerations referred to in the SA and the Site Assessments the following generic text could be used *'Heritage and archaeology matters are important considerations. The significance of the affected heritage assets and their setting must be understood to ensure their significance is safeguarded.*

2016 Comments

AS19 was not consulted on.

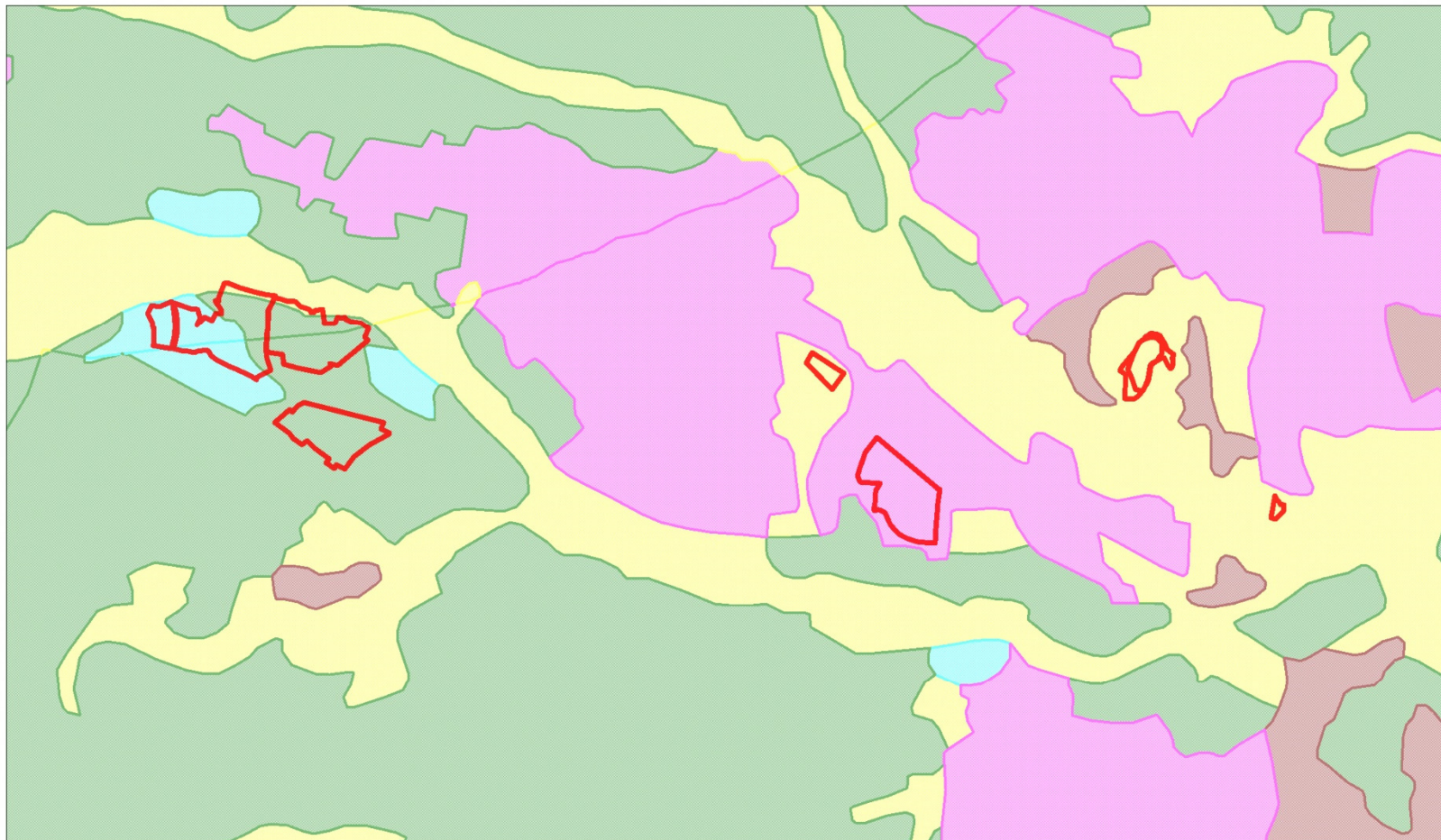
Agricultural Land Classification

- The site comprises Grade 2 and Grade 3 agricultural land.
- National Planning Policy Guidance (Paragraph: 040 Reference ID: 27-040-20140306 Revision date: 06 03 2014):
 - *Where working is proposed on the best and most versatile agricultural land the outline strategy should show, where practicable, how the methods used in the restoration and aftercare enable the land to retain its longer term capability, though the proposed after-use need not always be for agriculture.*
 - *Restoration may, in some cases, need to be undertaken in phases so as to minimise local disturbance and impacts.*

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Site Assessment of AS19 – Woodsford Extension

Agricultural Land Classification




- Non agricultural
- Grade 5
- Grade 4
- Grade 3
- Grade 2

Agricultural Land Classifications

Preferred aggregate sites - MSP

Ref:
Date: 14/11/2016
Scale 1:60000
Drawn By:
Cent X: 383716
Cent Y: 89912

GEOGRAPHICAL INFORMATION SYSTEMS

Dorset County Council
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