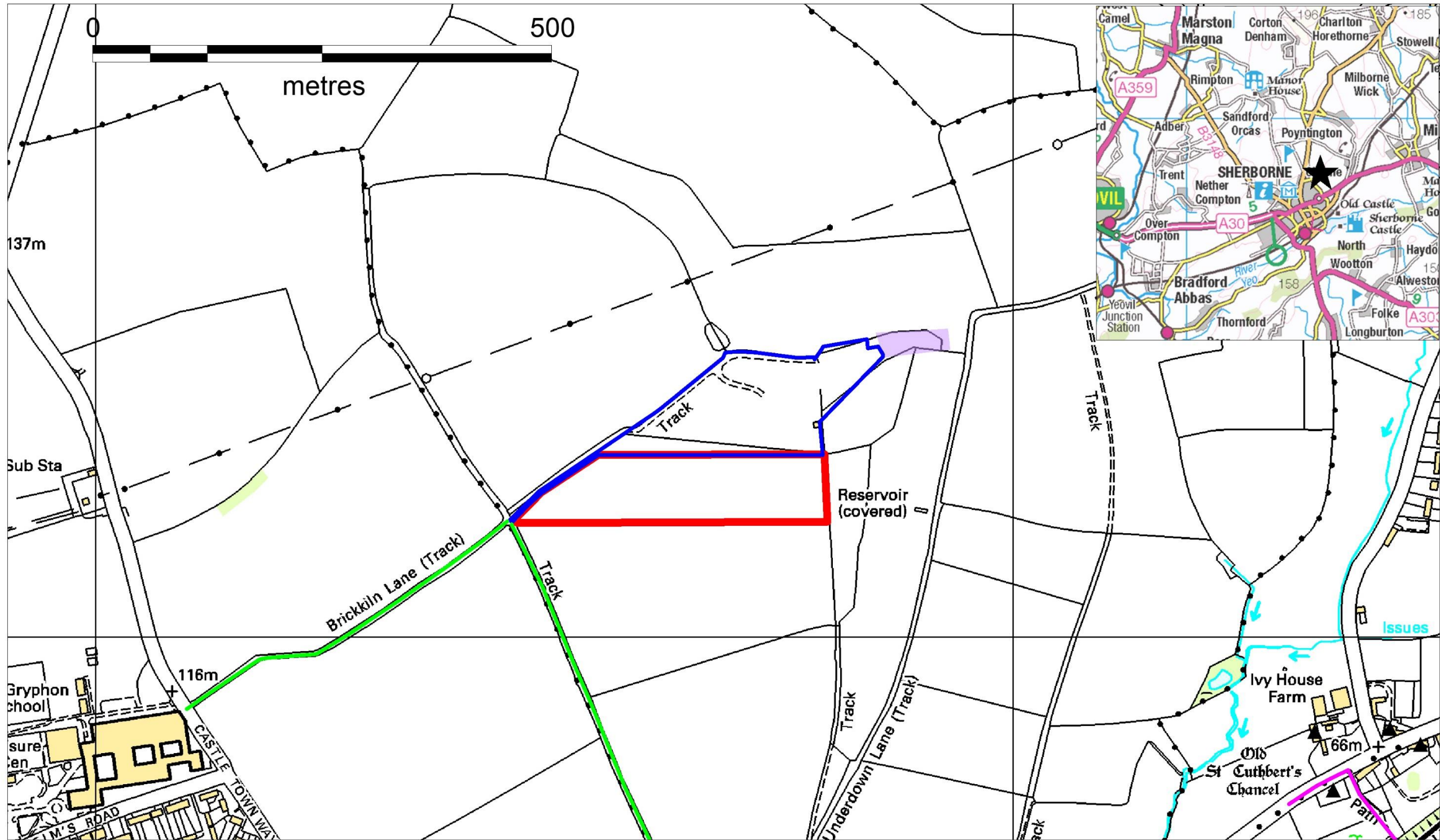













Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BS04 Frogden Quarry Extension



BS04 - Frogden Quarry extension

- | | |
|---|--|
|  Nominated site |  SSSI |
|  Permitted mineral site |  SPA |
|  Public Right of Way - Footpath |  SSCI |
|  Public Right of Way - Bridleway |  SAC |
|  Scheduled monument |  Ramsar |
|  Listed building | |

 Site location on Inset Map

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council
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Site Assessment of BS04 Frogden Quarry Extension

Site Information

Site Location	Frogden Quarry, Sherborne, Dorset – between Sherborne and Osborne. Grid Reference: ST 649 183
District/Borough	West Dorset District Council
Parish/Town Council	Castleton CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Sherborne Castle Estates
Agent	Land & Mineral Management Ltd
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Extension to existing quarry. Not previously worked.
Legal or time-related constraints	None known.
Access to markets?	As for current quarry
Is there geological evidence of the presence and viability of the mineral?	Adjacent to existing quarry.
Development proposed	Extension of the existing quarry, to continue extraction of Inferior Oolite limestone of the Middle Jurassic period when current quarry is exhausted. Estimated reserve of the proposed extension is approximately 100,000 tonnes, with a proposed annual output of around 2,500 tonnes of building stone. The site also produces agricultural aggregate. Estimated life of extension is c. 40-50 years Proposed restoration is back to agriculture.
Description of Site	Site is approximately 3 ha in area, and is a southerly extension of the existing quarry. The land slopes down from north to south. The site is currently agricultural land.
Summary of Site Designations/Constraints	There is a geological Site of Special Scientific Interest to the north-east of the existing quarry. It is not expected that the proposed extension will affect this. Site is adjacent to Policy ENV3 – Land of Local Landscape Importance Site is within 150-200m of SPZ 3 and SPZ2.
Relevant Local Planning Policy	West Dorset Weymouth & Portland Local Plan 2011 – 2031. Adopted October 2015 Site is adjacent to Policy ENV3 – Land of Local Landscape Importance
Residential properties and other land uses in the vicinity of the site	Edge of Sherborne, at Gryphon School, c. 400m to west; Blackmarsh Farm c. 400 m to south; Osborne c. 600m to east/north-east. Existing quarry to north of proposed site.
Traffic Generation & Access Considerations	Extension will use existing access, off Brick Lane leading westwards to Castletown Way, Sherborne. Traffic generation for the proposed extension is expected to be as for the current site. Extension to be worked when current site is completed – no intensification of development.

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Site Assessment of BS04 Frogden Quarry 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.	<i>D</i>
No comment. Phil Sterling 25.10.13	
Criterion C2 - Impact on areas used by Annex 1 bird species.	<i>D</i>
No comment. Phil Sterling 25.10.13	
Criterion C3 - Impact on national designations.	<i>D</i>
No comment. Phil Sterling 25.10.13	
Criterion C4 - Impact on protected species.	<i>D</i>
No comment. Phil Sterling 25.10.13	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	<i>D</i>
No comment. Phil Sterling 25.10.13	
Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential biodiversity impacts and appropriate responses and mitigation. Appropriate mitigation of any impacts will be required as part of any planning permission granted. No further action considered necessary at this stage.	

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.	<i>E</i>
The inferior Oolite is the subject of ongoing paleontological research. The nature of Inferior Oolite stratigraphy, and of the paleontological interest, means that any opportunity to study fresh sites and exposures are potentially of great value. Access must be provided to researchers and specifically Inferior Oolite expert Robert Chandler (contact details available on request) with the assumption that important specimens will be retained for research purposes. At the point of restoration the retention of geological exposures may be desirable and this must be planned for. Sam Scriven 24.10.2013	
Possible Mitigation: None specifically required. Desirability of providing access for researchers is noted.	

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Site Assessment of BS04 Frogden Quarry Extension

Topic: Landscape

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

Criterion C7 – Impact on designated landscapes.	D	
Less significant adverse impact Tony Harris 23 October 2013		
Criterion C8 – What is landscape capacity to accommodate proposed development.	C	
Potential to impact on the amenity of users of the adjacent footpaths but apart from that the landscape and visual impacts will be limited. However it is important to minimise the scale of development and recommend short campaigns and progressive restoration. Stockpiles and other infrastructure must not be placed on skyline which must be protected. Tony Harris 23 October 2013		
Criterion C9 – Impact on historic landscapes.	C	D
I am not aware that the location has any particular historic significance, although it might form part of the view from locations such as Sherborne New Castle and its grounds. The category here is an estimate. Steve Wallis 30/10/2013		
Possible Mitigation:		
An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment on the landscape resulting from extracting mineral from this site. No further action considered necessary at this stage.		

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	
There are listed buildings to the north-east which are within a settlement and have a quarried area closer to them than this one. This will therefore have less impact on them than would otherwise be the case. There are also listed buildings to the south west. Mitigation may be required to minimise visual impacts, and the comments made on landscape capacity above (short campaigns and progressive restoration, not placing stockpiles and other infrastructure on the skyline) are also relevant. Assessment grade D: no significant impact. John Lowe 22/10/2013		
Criterion C11 – Impact on archaeology.	D	
I am not aware of any particular archaeological reason for concern about this site. I estimate the archaeological impact is most likely to be category D Steve Wallis 30/10/2013		
Possible Mitigation:		
Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and identification of appropriate mitigation, if required. 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 any archaeology that may be found during development. No further action considered necessary at this stage.		

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	
Site is not within any Source Protection Zone area. Not known whether there are any licensed extraction facilities in the vicinity. Hydrogeological assessment required. Criteria classification 'B' because site is on a Principal Aquifer. Trevor Badley 24 October 2013 Environment Agency (Kath Burt)		
Criterion C13 – Impact on surface waters.	C	

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Site Assessment of BS04 Frogden Quarry Extension

Criteria classification 'C' because there is a watercourse approximately 430m from the site.

Trevor Badley 24 October 2013 Environment Agency

Criterion C14 - Impact on flooding or coastal stability.

D

Site is entirely within FRZ 1, no flooding issues.

Trevor Badley 24 October 2013

Possible Mitigation:

Full hydrological assessment will be required as part of any planning application, with measures to protect groundwater and surface water flows to be identified and implemented.

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).

C

Soil is good to moderate in quality – Grade 3. Soils will be protected during working and restoration could bring land back into agricultural production.

Trevor Badley 24 October 2013

Possible Mitigation:

Soils will be protected during working, according to guidance and best practice.

Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.

D

No AQMAs will be directly affected.

Trevor Badley 24 October 2013

Possible Mitigation:

Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.

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.

D

The site is expected to have a positive impact on the provision of mineral and can therefore be expected to benefit the local economy, in addition to creating direct employment during the working of the site.

Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, noise, visual and perception related issues. Impacts will be identified as part of any planning application and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.

Restoration to agriculture will maintain an on-going positive benefit.

Trevor Badley 24 October 2013

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.

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

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

Criterion C18 - Impact on Sensitive Human Receptors.	C	D
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Closest properties are approximately 430m, to edge of Sherborne. The Gryphon School is also approximately 430m at edge of Sherborne. Blackmarsh Farm to south east is approximately 500+m and Osborne to north/east is approximately 600m. Rising ground screens views of the existing site, rating of D is justifiable, maybe rising to C if impacts can be identified. More assessment may be required.

Trevor Badley 24 October 2013

Criterion C19 - Impact on existing settlements.	C	D
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Sherborne is closest settlement, within 500m. Impacts are expected to be minimal, further assessment may be required. Site traffic will be required to use Castle Town Way, could have an impact on Sherborne, but amount of traffic expected to be low.

Trevor Badley 24 October 2013

Possible Mitigation:

An Environmental Impact Assessment, including a Transport 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.

Criterion C20 - Impact on airport safety	E
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Site is approximately 50km from airport, no bird strike risk.

Trevor Badley 24 October 2013

Criterion C21 - Effects on cumulative impacts.	C
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Proposal is extension to existing site, no other mineral working proposed or existing in vicinity of site.

The proposal is within 5Km of sites allocated for mixed residential (279 dwellings) and employment development at Barton Farm, Sherborne (Policy SHER1) and for employment development (2.2Ha) at Sherborne Hotel, Sherborne (Policy SHER3) in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013). Traffic arising from the new development will also add to general traffic levels on the A 30. (NB The Barton Farm site does now have planning permission but is retained as an allocation in the Plan.)

Trevor Badley 24 October 2013 Gill Smith 11.11.2013.

Possible Mitigation:

The proposal will include assessment of and mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. This may include advance tree planting, depending on findings of the Environmental Impact Assessment.

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.

Topic: Social Considerations – Carbon Emissions

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

Criterion C22 - Impact on carbon emissions	B
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Site will rely on road transport.

Trevor Badley 24 October 2013

Possible Mitigation:

Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.

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Site Assessment of BS04 Frogden Quarry Extension

Topic: Social Considerations

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

Criterion C23 – Impact on recreational land		D
Site is agricultural land, not used for formal or informal recreation. Trevor Badley 24 October 2013		
Criterion C24- Impact on public rights of way	C	D
No rights of way cross the site, bridleway touches south western corner. Screening may be necessary. Trevor Badley 24 October 2013		
Possible Mitigation: Potential impacts on the bridleway will be identified at planning application stage, and appropriate mitigation identified.		

Criterion C25 - Are the access proposals acceptable	D
Access will be gained via the existing route along Brick Kiln Lane onto Castle Town Way. From here vehicles can access the strategic network a short distance to the south on the A30. Due to the very low extraction rates, that are not expected to increase above current levels, and the proximity to the strategic network, the site has been given a D rating. Dorset County Council 29 October 2013 -----	
Provided the levels of extraction and therefore traffic generation are as detailed in the submissions and the existing access used there are no highway objections. Dorset County Council 29 November 2016	

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
Highways England	22 December 2016: "We note that the three proposed (building stone) sites are all extensions of small scale sites. The extensions are all proposed to be the extraction of additional material as follow-on working from the existing extraction with no consequent increase in output. As such we agree that they are unlikely to impact on the SRN."
DCC Highways	Access will be gained via the existing route along Brick Kiln Lane onto Castle Town Way. From here vehicles can access the strategic network a short distance to the south on the A30. Due to the very low extraction rates, that are not expected to increase above current levels, and the proximity to the strategic network, the site has been given a D rating. Dorset County Council 29 October 2013 ----- Provided the levels of extraction and therefore traffic generation are as detailed in the submissions and the existing access used there are no highway objections. Dorset County Council 29 November 2016

Public Rights of Way	
DCC Rights of Way	<i>Comments requested/awaited.</i>

Nature Conservation – Biodiversity Impacts	
Natural England comments	None.
Dorset Wildlife Trust	None.

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Site Assessment of BS04 Frogden Quarry Extension

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
Environment Agency	<p>2015 No objection to proposals and no further comments over and above those previously made in earlier consultations, which are provided in Appendix 1 below.</p> <p>December 2013 We agree with the criteria classification C12, C13 and C14 for this site, which is given in the supporting documents. Our previous comments provided on the 4 Nov 2013 are still relevant. However, we wish to make the following additional comments:</p> <p>Flood risk There are no further FCRM comments to make over and above those in your word template. The sites (Frogden and Whithill) both fall in FZ1, so are acceptable to us subject to a surface water management condition. However, if the SABs are enabled in April 2014, we may have no further FCRM interests at either site in future.</p> <p>October 2013 New site No objection, at this stage but further assessments required. C3: Frogden Quarry is a geological SSSI at ST648183. This appears to be a new site or an extension nearby. It might be advisable to liaise with Natural England to ensure that the SSSI is safeguarded from operational use if not quarrying. C12: Criteria classification 'B' because site is on a Principal Aquifer. C13: Criteria classification 'C' because there is a watercourse approximately 430m from the site. C14: Criteria classification 'D'. No objection from a flood risk perspective, subject to satisfactory FRA. We suggest you liaise with the Lead Local Flood Authority (LLFA) part of Dorset County council with regard to agreeing a suitable surface water management arrangement for the site. No Flood Defence Consents required from EA. Studies required/ considerations:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Ecological study required • Hydrogeological assessment • Water Framework Directive Assessment may be required
Lead Local Flood Authority (LLFA) - DCC	<p>BS04 Frogden Quarry extension Site Assessment - No grounds for objection, subject to detail: The site falls within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency's relevant flood modelling. Equally the site is not shown to be at theoretical risk of surface water flooding, by relevant mapping. As an elevated site, situated above and north east of Sherborne, the site / proposed use should be supported by specific strategy of surface water management to ensure that proposed activity does not create or exacerbate 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>

Historic Environment	
Historic England Comments	<p>2015: The Site Assessment and the SA are both undecided on the relative landscape impact on the setting of Sherborne Castle and how the extended quarry might affect significant views. Due to the national importance of the Castle it is recommended a succinct setting assessment is undertaken before the matter proceeds and a principle is established.</p> <p>DCC comment: this issue is noted, and will be recorded in the Development Considerations associated with the allocation, if ultimately included in the Plan. It is considered that there is no need for a full setting assessment at the plan allocation stage. This matter will be considered in proper detail at the stage of a planning application.</p>

Agricultural Land Classification	
DCC Minerals Team	Grade 3

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