

**Site Name & Reference****AS21 - Came Home Farm****Brief Summary of Proposal**

Extraction of 400,000 tonnes sand and gravel over a period of 8 years

Total number of Representations received: **12**Number of Representors: **12****Were comments received from the Following Consultees**Natural England: **Yes**Local Nature Partnership: **No**Parish Council (Winterbourne Came): **No**English Heritage: **Yes**Local Enterprise Partnership: **No**

District Council (West Dorset/Weymouth &amp;

Environment Agency **Yes**Portland Borough Council ): **Yes****Other bodies making comments included:**

CPRE

Highways Agency

Dorset AONB

Broadmayne Parish Council

**Petitions** – No petition was received in objection to this site.**Site Issues – the following is a summary of the main issues that have been raised by stakeholders.**

<b>Summary of Issue</b>	<b>Officer Initial Response</b>	<b>Actions &amp; Further Information Requirements</b>
<b>Environmental Issues</b>		
<b>Historic Environment:</b> <ul style="list-style-type: none"> <li>▪ More assessments required for archaeology.</li> </ul>	Site proposers have been contacted requesting a broad range of further assessment studies, which includes a full archaeological assessment of the impact from any development on the archaeological sites.	These matters will be considered in further detail.
<b>Environmental Impacts:</b> <ul style="list-style-type: none"> <li>▪ The site is unacceptable in terms of its impact on the landscape and historic environment.</li> <li>▪ Rare invertebrates in this area.</li> <li>▪ The SNCI adjacent to the site has very rare assemblages of lichens- which are sensitive to air quality in particular dust – this site will create a negative impact on these species.</li> </ul>	Site proposers have been contacted requesting a broad range of further assessment studies.  In order to be acceptable, the development proposal would need to pass the tests in the Conservation Regulations (previously: Habitats Regulations).	These matters will be considered in further detail.

<p><b>Restoration:</b></p> <ul style="list-style-type: none"> <li>▪ Ensure wetland restoration opportunities are maximised.</li> <li>▪ Opportunity for site to be improved ecologically once site restored.</li> </ul>	<p>The adopted Minerals Strategy sets out policies relating to restoration as well as general development management policies which cover the identified issues. It will be a matter for the planning application stage to consider suitable conditions relating to detailed restoration programmes. At this stage site proposers have been contacted requesting further information about their sites which will inform our understanding of restoration issues and the MPA will also liaise with relevant experts such as Natural England and the Environment Agency. This information will form part of the overall assessment of the suitability of the site to go forward in the site selection process.</p>	<p>Restoration issues will be considered having regard to relevant policies in the adopted Minerals Strategy.</p>
<p><b>Hydrology:</b></p> <ul style="list-style-type: none"> <li>▪ Consider that as the site lies in Flood zone 2 &amp; 3 it is unsuitable for extraction.</li> <li>▪ Concern that the recent flooding of the site, and the adjacent road, make this area unsuitable for extraction.</li> <li>▪ Concern that there would be detrimental impacts on biodiversity and priority habitats utilising the South Winterbourne.</li> <li>▪ Consider that it is essential to ensure the site is compliant with the Water Framework Directive.</li> </ul>	<p>Site proposers have been contacted requesting a broad range of further assessment studies.</p> <p>The Environment Agency is consulted as a matter of course on such matters.</p>	<p>These matters will be considered in further detail.</p>
<p><b>Highways:</b></p> <ul style="list-style-type: none"> <li>▪ Concerns that the A352 is too narrow &amp; dangerous for use by HGVs.</li> <li>▪ Consider that the use of Max Gate is potentially dangerous.</li> </ul>	<p>The Highway Authority, which considers matters of highway safety, is consulted at every stage in the plan's preparation.</p> <p>Any planning application would need to be accompanied by a Transport Assessment (TA) study.</p>	<p>These matters will be considered in further detail.</p>

**Social Issues**

<p><b>Amenity:</b></p> <ul style="list-style-type: none"><li>▪ Environmental Health: Suggest that suitable precautions and care will be required to protect the property and its occupants during, and post mineral extraction.</li></ul>	<p>If this development were to be allocated and permitted, planning conditions attached to any planning consent can be used to minimise adverse impacts upon amenity.</p> <p>Mitigation may include restrictions on hours of working, screening bunds and use of appropriate equipment to reduce noise.</p> <p>Similarly, conditions can be used to manage levels of dust and dirt emanating from the site, such as through appropriate design and management of the site, and the adoption of appropriate control and mitigation measures (including separation distances, landscaping, screening and spraying haul roads within the site).</p>	<p>These matters will be considered in further detail.</p>
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