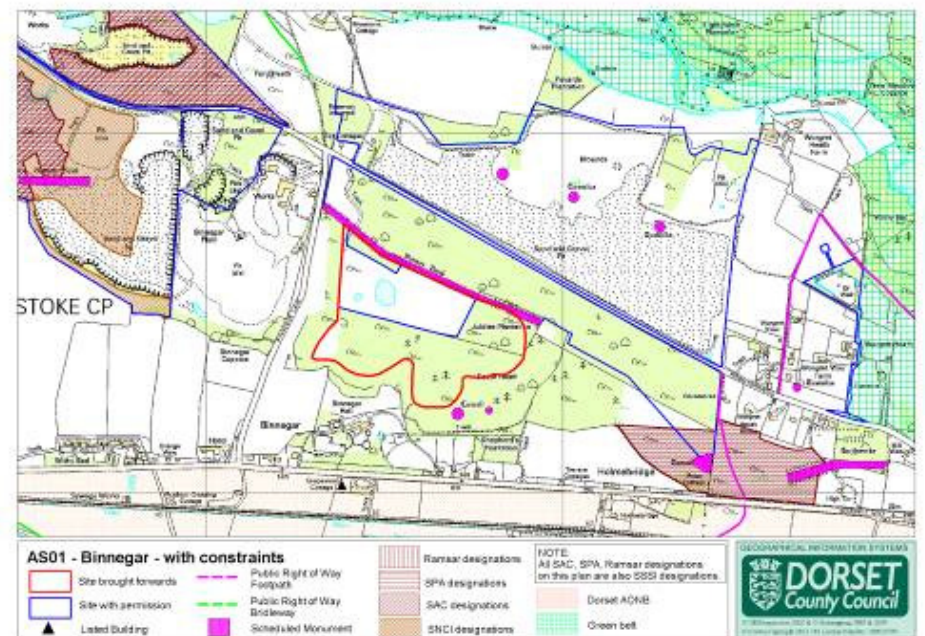


Site Assessment Pro Forma: Binnegar AS01

Site Information	
Site Location	Binnegar – Land to the South of Puddletown Road
Grid Reference	SY887 874
Administrative Area	Purbeck District Council
Parish	East Stoke CP
Site Nominee(s)	Raymond Brown
Agent	-
Proposed development	Extraction of sand and gravel
Site Area	14.38ha
Estimated annual output (tpa)	250,000
Estimated reserve	4.79 mt
Expected life of operation	19 years
Existing land use	Heathland, woodland and agriculture
Landscape character type	Heath Forest Mosaic
Proposed Restoration	Heathland
Access	Via Puddletown Road
Estimated Traffic Movements	Tbc



Site Assessment Pro Forma: Binnegar AS01

Biodiversity.

Criterion C1 - Impact on European/international designations.

E

Extraction from this site would enable restoration to heathland, and/or public open space for informal recreation to mitigate against effects of human pressures on the heaths, as appropriate. **The geographical scale and physical depth of any extraction would be critical factors determining the acceptability of mineral working – too extensive and deep and it would provide little opportunity for providing a SANG function and might draw statutory objection from NE given the paucity of opportunities around Wareham for finding SANGs.**

Dorset County Council 23.10.13

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

E

Whilst the area remains under dense conifer plantation and Rhodendron scrub there are few opportunities for Annex I birds. However, if the area were included in an SPA, clearance would result in heathland regeneration and the open habitat would rapidly become suitable for these birds. The site has the potential to be included in a revision to the heathland SPA boundary. A risk based approach to assessment is essential here.

Dorset County Council 23.10.13

Criterion C3 - Impact on national designations.

E

No comment in addition to C1 above.

Dorset County Council 23.10.13

Criterion C4 - Impact on protected species.

B

The site is known to support a large population of the plant species Pennyroyal, fully protected under Schedule 8 of the Wildlife & Countryside Act. In reality the presence of the plant is unlikely to prevent mineral working, but its population will need to be carefully managed to preserve and enhance it in the area. At the moment there are no known populations of other protected species, but the site could support bat roosts in trees, and reptiles in more open areas, most likely all capable of satisfactory mitigation.

Dorset County Council 23.10.13

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

E

No comment.

Dorset County Council 23.10.13

Site Assessment Pro Forma: Binnegar AS01

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>	

Landscape

Criterion C7 – Impact on designated landscapes.	D
<p>Dorset County Council 17.9.2013</p>	

Criterion C8 – What is landscape capacity to accommodate proposed development.	D
<p>Capacity without mitigation is low but with mitigation is high. Site is partially enclosed by woodland and, as long as sufficient boundary vegetation is retained (particularly along the southern edges) and the development occurs only within this retained screen, it has a high capacity to accommodate the proposed development.</p> <p>Dorset County Council 26.11.2012</p>	

Criterion C9 – Impact on historic landscapes.	B	C
<p>The site is likely to have been heathland since the Bronze Age. This would have formed the context for the scheduled barrows and perhaps Battery Bank (as described under C11.</p> <p>Potentially the impact of the development would be category B without appropriate mitigation, and category C with it.</p> <p>Dorset County Council 30/10/2013</p>		

Historic Environment

Criterion C10 – Impact on historic buildings.	D
<p>The nearest listed building, Grape Vine Cottage, Wareham Road, East Stoke is well screened from the proposed mineral site by Binnegar Hall and its grounds.</p> <p>Assessment D No significant impact.</p> <p>Dorset County Council 24/10/2013</p>	

Site Assessment Pro Forma: Binnegar AS01

Criterion C11 – Impact on archaeology.	B	C
<p>Much of the site’s northern boundary is defined by the line of an historic earthwork known as Battery Bank, a Scheduled Monument (1016273). This monument was probably a boundary in itself, most likely of Iron Age or Roman date, and possibly a division between grazing units. Damage to this Monument needs to be avoided and impact of any works on its setting needs to be carefully assessed.</p> <p>A Scheduled Monument lies to the south-east of the site – ‘Two Bowl Barrows on South Heath, 290m and 370m East of Binnegar Hall’ (1016276). The impact of any works on its setting needs to be carefully assessed.</p> <p>There is archaeological potential for human burials beyond the scheduled areas, although for much of the site the potential may be low since people would have used the heaths for grazing whilst living elsewhere.</p> <p>Potentially the impact of the development would be category B without appropriate mitigation, and category C with it.</p> <p>Dorset County Council 30/10/2013</p>		

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.	B	C
<p>Criteria classification ‘B’.</p> <p>The site area has been reduced and now does not extend beneath Worgret Heath SSSI/SAC/SPA. The distance to the heath boundary is 330m. The distance between the site and the River Frome and the Frome SSSI is now greater than 250m. The site deposit comprises the Secondary A Aquifer Sands. The Criteria Classification based on this information is ‘C’ with the exception that no further information has been provided for the presence of unlicensed private supplies or local water features – such as the pond at Binnegar (SY 88492 87155). Until it has been demonstrated that there are no water features within 250m of the site boundary which could be impacted then the classification should remain ‘B’.</p> <p>The site lies directly east of Hines Pit former landfill. The impact of the landfill and landfill leachate migration should be reviewed as part of the site development.</p> <p>No impact on Source Protection Zones.</p> <p>Environment Agency 4/11/2013</p>		

Site Assessment Pro Forma: Binnegar AS01

Criterion C13 – Impact on surface waters.	A	E
<p>There are two ponds within the open grassy area in the north-west of the site, giving the site an initial score of A/red. However, subject to advice from the County Ecologist, it is expected that the ponds can be relocated/recreated off-site, thereby changing the site score to E/green for this criterion.</p> <p>The feasibility of moving the pond will depend on the result of a pond survey, it may be easily replicated nearby and vegetation moved across to the new pond but if protected species such as Great crested newts or rare plant species are found it would need more lead in time to ensure the right conditions can be recreated.</p> <p>Environment Agency 27/2/2013; Dorset County Council 9/10/2013</p>		

Criterion C14 - Impact on flooding or coastal stability.	D
<p>The site is within FRZ 1 and the Environment Agency gives a score of D/green.</p> <p>Environment Agency 27/2/2013; Dorset County Council 9/10/2013</p>	

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	D
<p>Site comprises grassland and forestry.</p> <p>Dorset County Council 9/10/2013</p>	

Air Quality

Criterion C16 – Impact on AQMAs.	D
<p>No AQMA is expected to be affected by this site.</p> <p>Dorset County Council 9/10/2013</p>	

Economic development

Criterion C17 - Impact on economic development.	D
<p>The site is currently grassland/forestry, and there is potential for restoration to heathland at a lower level, making a positive contribution to biodiversity. The working of this site will maintain supply of construction aggregate and maintain the provision of jobs (including skilled jobs) in the area. This site will make a positive contribution to the local economy.</p> <p>Dorset County Council 9/10/2013</p>	

Site Assessment Pro Forma: Binnegar AS01

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.

B**D**

Binnegar Hall, converted to a nursing home, lies just over 100m to the south of the proposed site, giving it a 'B' score. An 'A' score is avoided as there is heavy natural screening.

However, the site is very well screened by mature trees and dense vegetation, and is upwind of the proposed site. When this is combined with noise attenuation bunds and the fact that the site is above Binnegar Hall (thereby providing additional screening) it is considered that the impact is mitigated to a 'D' score.

Dorset County Council 10/10/2013

Criterion C19 - Impact on existing settlements.

E

In addition to Binnegar Hall, as described under Criterion C18, there are other scattered dwellings in the vicinity. The nearest settlement of any significance is Wareham, over a km away. The Binnegar proposal will not have any impact on Wareham as traffic will not pass through it and the site is not visible from Wareham.

Dorset County Council 10/10/2013

Airport Safety

Criterion C20 - Impact on airport safety

E

Site is approximately 25 km from Bournemouth Airport and wet working/restoration is not proposed.

Dorset County Council 10/10/2013

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B**D**

The proposed site is an extension to an existing site in an area where there is other mineral working (along the Puddletown road), indicating an 'A' score. However, the site would not be worked until existing operations at Raymond Brown's other works at Binnegar are complete. There would be no increase in the intensity of the operation but there would be an extension of time for mineral extraction/restoration.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will add to general traffic levels in Wareham and on the A352.

Dorset County Council 10/10/2013, 23.10.2013.

Site Assessment Pro Forma: Binnegar AS01

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

The site is currently a mixture of grassland and forestry (primarily dense rhododendron and other mature trees). The proposed restoration would likely be to heathland. The site will be accessed by road, with material primarily being taken south to Wareham and Swanage (and Poole) or north towards Bere Regis, to go either west towards Dorchester or east towards Poole or Wimborne. The loss of the forestry would largely be offset by the benefits of the heathland restoration, and there would be no permanent loss vegetation. This justifies a score of 'B'.

Dorset County Council 10/10/2013

Recreation/Access

Criterion C23 - Impact on recreational land

D

E

The site is private land and has no formal or informal access right or recreational use. There could be opportunities to introduce public access following restoration. This justifies a score of a 'D', possibly mitigated to an 'E' if public access could be secured.

Dorset County Council 10/10/2013

Criterion C24 - Impact on public rights of way

D

E

The site proposal does not affect any rights of way. There may be the possibility to achieve some public access, including rights of way, as part of restoration. This justifies a score of a 'D', possibly mitigated to an 'E' if public access could be secured.

Dorset County Council 10/10/2013

Criterion C25 - Are the access proposals acceptable

C

B

This proposal is for an extension to an existing operation using an existing, adequate, access onto Puddletown Road. Access to the strategic network is gained via the C6 and Bere Regis to the west or via the A352 and A351 to the East. It is expected that the proposed extraction will follow cessation of other work on the site and that the estimated 80 trips per day will therefore not be an increase over existing trip generation.

If the proposed site comes into operation after other works cease so that there is negligible increase in traffic then the site would have a C rating. However, should the site come forward in parallel with current operations, there will be increased impact and the site would be considered to have a B rating. When the site comes forward detailed traffic information will need to include vehicle routing and a consideration of impact along those routes.

Dorset County Council 29 October 2013