

Site Assessment Pro Forma: AS14 – Henbury Farm, Sturminster Marshall

Site Information	
Site Location	Henbury Farm, Sturminster Marshall
Grid Reference	SY959 989
Administrative Area	East Dorset District Council
Parish	Sturminster Marshall CP
Proposed development	Sand and gravel extraction
Site Area	Apx 31ha
Estimated annual output (tpa)	Potentially up to 150,000 - 200,000
Estimated reserve	To be confirmed
Expected life of operation	To be confirmed
Existing land use	Agriculture
Landscape character type	River Terrace
Proposed Restoration	To be confirmed
Access	To be confirmed
Estimated Traffic Movements	To be confirmed, but potentially up to 80 lorry movements /day (40 in; 40 out)



AS14- Henbury Farm - Aerial view

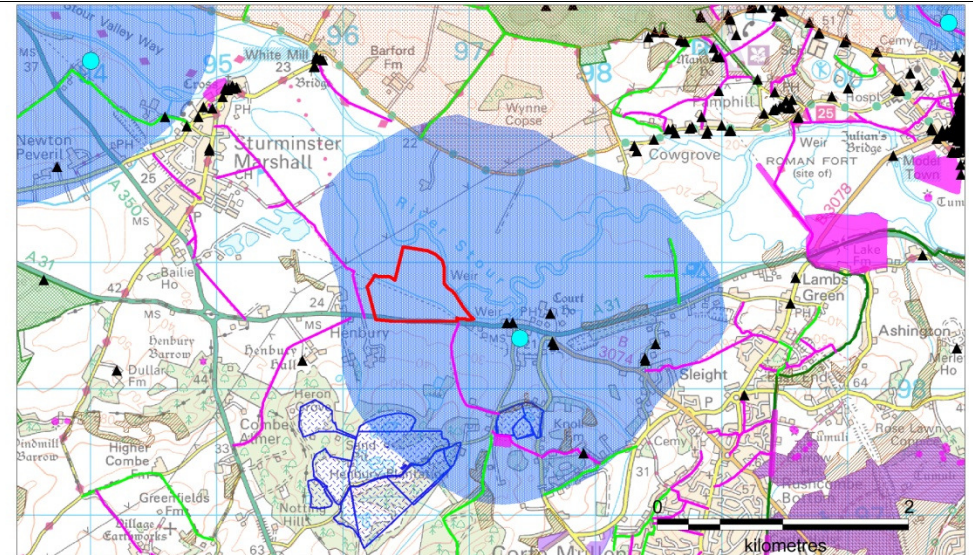
OS Grid Ref. SY 966 987

Nominated site

GEOGRAPHICAL INFORMATION SYSTEMS

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AS14 - Henbury Farm - Constraints

OS Ref. SY 966 987

Nominated Site

Public Right of Way - Footpath

Public Right of Way - Bridleway

SPZ1

Existing planning permission

Scheduled Monument

● Borehole

▲ Listed buildings

SSSI

SNCI

SAC

SPA

Ramsar

Historic Park & Garden

CC&WWD AONB

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NB: This assessment (below) has been carried out on a larger area than the current proposed area, but is included here as the most up-to-date information. It will be further updated to take into account the current proposed area.

Biodiversity.

Criterion C1 - Impact on European/international designations.

E

Extraction from this site could facilitate restoration to open ground including public open space for informal recreation to mitigate against effects of human pressures on the heaths.

Dorset County Council 25.10.13.

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

D

No comment.

Dorset County Council 25.10.13

Criterion C3 - Impact on national designations.

D

No comment.

Dorset County Council 25.10.13.

Criterion C4 - Impact on protected species.

C

It is possible that there are common protected reptile populations around the existing field margins and along the old railway line, and possibly also Dormouse in hedgerows and the SNCI. If any of these populations would be affected, mitigation would likely be straightforward.

Dorset County Council 25.10.13

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

A

Henbury Farm Wood SNCI falls within AS14; this woodland is included within the ancient woodland inventory and its conservation within any development would be a high priority. There are likely to be other features of ecological interest, including veteran trees and species-rich hedgerows, within the larger area proposed for extraction which would require investigation and impact assessment.

Dorset County Council 25.10.13

Site Assessment Pro Forma: AS14 – Henbury Farm, Sturminster Marshall

Geodiversity

Criterion C6 - Impact on geodiversity.	D
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.	
Dorset County Council 24.10.2013	

Landscape

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

Criterion C8 – What is landscape capacity to accommodate proposed development.	C
Retention and management of existing landscape features is important. It is considered that this area has important potential as future accessible open land associated with the Stour Valley Green Infrastructure initiative.	
Dorset County Council 26.11.2012	

Criterion C9 –Impact on historic landscapes.	A	→	D
The site lies in the valley of the river Stour, which is relatively broad and flat-bottomed in this area. Such a location was formerly favoured for watermeadow systems. The impact on these features and other is difficult to determine without the archaeological work described in criterion C11.			
Dorset County Council 31/10/2013			

Historic Environment

Criterion C10 – Impact on historic buildings.

A

Henbury Hall is well screened from the proposed site. The position of the treatment plant is close to the landscape associated with the Hall but would be well screened by a large clump of trees in front of the Hall. The Hall does not have a recognised park or garden of historic value but does have an immediate landscape similar to planned parkland landscapes of the late 18th century and an offset approach avenue of reasonably mature trees. The setting of this building is not adversely impacted by the proposals.

The Sturminster Marshall conservation area and all the listed buildings in Sturminster Marshall are well screened from the proposed site and therefore their setting is not adversely affected by the proposals.

AS14 (a) Sturminster Marshall northern extension

The proposal to extract sands and gravels from the northern extension area bounded by the River Stour and the continuation of Church Street through Sturminster Marshall leading to the White Mill Road bridge does adversely affect the landscape setting of the Grade I listed White Mill bridge and by association the setting of all those listed buildings which, with White Mill and White Mill bridge, form a group. The bridge is an ironstone and limestone bridge with eight round arches dating from the 16th century. Evidence has been found in the past that the bridge crossing here dates back to at least the 12th century. The bridge crosses the River Stour within a flat flood plain landscape which has traditionally been used for farming. This would be a completely unacceptable destruction of the setting of this building and group.

If the land within that proposed area was left untouched until a point beyond the second meander in the river from the bridge then the setting of these buildings would not be affected.

The proposals for the restoration of the original site have a very artificial quality and would benefit from either professional landscape advice and or the input of a creative artist specialising in land-forming artwork. This could be a scheme that is considered under the Dorset Design and Heritage Forum's "Wide Open Space" initiative. Further details are available from the Creative Places Development Manager, Alex Murdin, Tel 0117 924 7617, Fax 0117 924 0961, Mobile 07885 409750, email alex@willisnewsom.co.uk

Alternatively advice could be sought from the County Council's Arts Officer, Cleo Evans.

Assessment grade A: Very significant adverse impact.

Dorset County Council 31/10/2013

Site Assessment Pro Forma: AS14 – Henbury Farm, Sturminster Marshall

Criterion C11 – Impact on archaeology.	A	→	D
<p>Various archaeological finds have been recorded on and around the site, indicating a high potential for below-ground archaeological remains. There is also potential for earthworks and structures associated with watermeadow systems and for industrial archaeological remains relating to the former railway line that crossed the site.</p> <p>The presence of below-ground archaeological remains and the other features mentioned above needs to be assessed and evaluated before an informed planning decision could be made. Only when these exercises have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D.</p> <p>Dorset County Council 31/10/2013</p>			

Water and Flood Management

Criterion C12 -Impact on hydrogeology or groundwater.	A
<p>Approximately 50% of site within SPZ 1. Environment Agency has objected to the site regarding groundwater – they also have concerns in relation to water resources and flood risk issues. Any proposals would need to consider compliance to the Water Framework Directive.</p> <p>Site is within Source Protection Zone 1 (SPZ1), we will normally object in principle to any planning application for a development that may physically disturb an aquifer. Any development would therefore need to demonstrate hydrogeological separation from the public supply. Criterion A is appropriate – but could be mitigated if the site is demonstrated to be hydraulically separate from the aquifer supplying the boreholes.</p> <p>Environment Agency 27 February 2013 and also from 2008. Dorset County Council 21 October 2013</p>	

Criterion C13 – Impact on surface waters.	A
<p>Watercourses run through the site and the River Stour runs immediately adjacent the site boundary. Need to consider compliance to the Moors River and Lower Stour Restoration Plan (and its floodplain), which is in development.</p> <p>Environment Agency 27 February 2013 and also from 2008; Dorset County Council 21 October 2013</p>	

Criterion C14 - Impact on flooding or coastal stability.	D
<p>Part of original site and all of extension within FRZs 2&3. Significant area within which to site plant, in FRZ 1.</p> <p>Dorset County Council 21 October 2013</p>	

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	B
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Soil quality ranges from poor to very good. Proposed restoration is to wetland/lakes. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment required to determine soil quality.

Dorset County Council 21 October 2013

Air Quality

Criterion C16 – Impact on AQMAs.

D

No direct impact on AQMAs.

Dorset County Council 21 October 2013

Economic development

Criterion C17 - Impact on economic development.

D

As a relatively 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 recreational/conservation uses will provide on-going benefits also.

Dorset County Council 21 October 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.

B

C

A number of residences/businesses in close proximity to proposed development; village of Sturminster Marshall within 500m, industrial estate even closer. Mitigation will be required – visual/noise attenuation bunds.

Dorset County Council 21 October 2013

Criterion C19 - Impact on existing settlements.

C

D

Village of Sturminster Marshall within 500m, industrial estate even closer. Mitigation will be required – visual/noise attenuation bunds.

Dorset County Council 21 October 2013

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Airport Safety

Criterion C20 - Impact on airport safety

B

Site is approximately 13km from airport and proposed for wetland restoration.

Dorset County Council 21 October 2013

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

Site is a new proposal in an area where there is other mineral working.

The proposal lies within 5Km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan* May 2013, Policy CMI Lockyer's School, Corfe Mullen – 250 dwellings. Traffic from this development will add to traffic levels on the A31.

* The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

Dorset County Council 21 October 2013

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Material will be transported by road.

Dorset County Council 21 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

No formal/informal recreation within the site; fishing lakes and golf course adjacent to site.

Dorset County Council 21 October 2013

Criterion C24- Impact on public rights of way

A/B**E**

Trail – Wareham Forest Way – crosses the site. Proposed restoration will maintain this link and add further public access across restored land, reducing rating to 'E'.

Dorset County Council 21 October 2013

Site Assessment Pro Forma: AS14 – Henbury Farm, Sturminster Marshall

Criterion C25 - Are the access proposals acceptable

A

This is a large site on the north side of the A31T with an estimated annual output of 200,000 tonnes. While no estimation of HGV trip rates has been given it could be in the region of 80 per day. No details have been given regarding the point of access to the site although it does have a long frontage with the A31T. The Highways Agency have raised concerns over this proposal both in safety terms and with regards to impact on the A31/A350 roundabout. Any access along this section of the A31T is unlikely to be acceptable for safety reasons due to the alignment of the road and traffic volumes. The Highways Agency will need to be consulted regarding any proposals at this site.

The only other adjacent carriageway is Moor Lane which travels northbound to Sturminster Marshall. Moor Lane itself is very narrow, has few passing places and serves some dwellings close to its junction with the High Street. The High Street itself is narrow and has significant numbers of parked cars. The main entrance to the local first school is also just south of the junction of Moor Lane and the High Street. Vehicles would then also have to pass along Station Road, a residential street with many parked cars and a well used local shop. This route is therefore not considered to be suitable for the large numbers of heavy vehicles and any proposal along those lines would be strongly objected to by the Highway Authority.

The only other option would be to create a haul route to the A350 north of the A31 roundabout. There is however, no indication that this is achievable and the Highways Agency may still have issues at the A31 roundabout to the south.

For the above reason the site has been given an A rating.

Dorset County Council 29 October 2013