

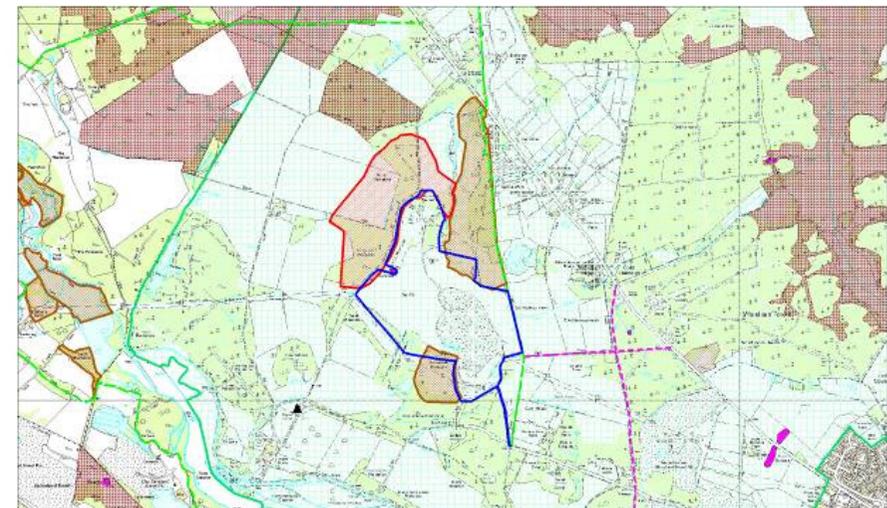
## Site Assessment Pro Forma: Trigon Hill Extension AS22

<b>Site Information</b>	
Site Location	Field to the north of the existing Trigon extraction/landfill site, apx 2.8km north west of Wareham
Grid Reference	SY 89I 899
Administrative Area	Purbeck District Council
Parish	Wareham St Martin
Site Nominee(s)	Trigon Estate
Agent	None
Proposed development	Sand and gravel extraction
Site Area	27ha
Estimated annual output (tpa)	Between 13,500 – 50,000 tpa
Estimated reserve	259,000 tonnes
Expected life of operation	Between 5-20 years
Existing land use	Agricultural
Landscape character type	Heath Forest Mosaic
Proposed Restoration	Agriculture/Nature Conservation
Access	Onto A31 trunk road via local roads from the site
Estimated Traffic Movements	Apx 20/day



AS22 - Trigon Hill Extension - Aerial view

Existing site with planning permission
  Site brought forward



AS22 - Trigon Hill extension - with constraints

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site brought forwards	<span style="border: 1px solid brown; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Ramsar designations	<span style="border-bottom: 1px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> Public Right of Way Footpath	NOTE: All SAC, SPA and Ramsar designations shown on this plan are also BSS1 designations.
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site with permission	<span style="border: 1px solid grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SPA designations	<span style="border-bottom: 1px dashed purple; display: inline-block; width: 20px; margin-right: 5px;"></span> Public Right of Way Bridleway	
<span style="border: 1px solid orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SNCI designations	<span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SAC designations	<span style="border: 1px solid magenta; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Scheduled Monument	
		<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Listed building	

Green Belt



## Site Assessment Pro Forma: Trigon Hill Extension AS22

### Biodiversity.

#### Criterion C1 - Impact on European/international designations.

A

Proposed area lies just to the south of an area of European heathland. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area. In order to be acceptable the development proposal would have to pass the tests in the Habitats Regulations. In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.

Dorset County Council 25.10.13

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

A

Area could support Annex I birds as part of the existing forestry crop rotation. Clearance of trees would be likely to result in heathland regeneration and the open habitat would rapidly become suitable for more Annex I birds. The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.

Dorset County Council 25.10.13

#### Criterion C3 - Impact on national designations.

A

Proposed area lies just to the south of an area of Morden Bog and Hyde Heath SSSI. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area.. In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.

Dorset County Council 25.10.13

#### Criterion C4 - Impact on protected species.

A

There are numerous bat records from Trigon Hill Plantation suggesting the plantation or trees in the area may provide important roosting habitats; assessment will be required to understand the implications of removal of the plantation on bats. A large badger sett is also known in the plantation and the effects of working on this species would also require assessment. It is difficult to assess whether mitigation on bats or badger would be acceptable without detailed study on population sizes and locations.

Dorset County Council 25.10.13

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

D

No comment.

Dorset County Council 25.10.13.

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### Geodiversity

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<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

<b>Criterion C7 – Impact on designated landscapes.</b>	<b>C</b>
<p>Less significant adverse impact</p> <p>Dorset County Council 23 October 2013</p>	

<b>Criterion C8 – What is landscape capacity to accommodate proposed development.</b>	<b>B</b>
<p>Potential to impact adversely on the open access land to the west and north west .Due to its position on the west slopes of the hillside its sensitivity is increased and its capacity to absorb development is significantly reduced.</p> <p>Dorset County Council 23 October 2013</p>	

<b>Criterion C9 –Impact on historic landscapes.</b>	<b>C</b>	<b>D</b>	<b>E</b>
<p>Historically much or all of this site would have been heathland. This heathland formed part of the setting of the barrows in the area. Unsympathetic extraction and quarrying could have a negative impact on the setting of these Monuments, but there is the potential for an improvement in that setting through restoration to heathland.</p> <p>Dorset County Council 5/11/2013</p>			

### Historic Environment

<b>Criterion C10 – Impact on historic buildings.</b>	<b>D</b>
<p>Belts of trees separate Trigon House, which is the nearest listed building to the site. Therefore the site has negligible impact on the listed buildings. Assessment D – no significant impact.</p> <p>Dorset County Council 22/10/2013</p>	

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<b>Criterion C11 – Impact on archaeology.</b>	<b>A</b>	→	<b>D</b>
<p>The number of prehistoric barrows in the area in particular indicates that the site has archaeological opinion. Hence, in my opinion, archaeological assessment and evaluation would be required 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 to category D.</p> <p>Dorset County Council 5/11/2013</p>			

### Water and Flood Management

<b>Criterion C12 -Impact on hydrogeology or groundwater.</b>	<b>C</b>	<b>B</b>
<p>Hydrogeological Risk Assessment required as there are possibly private water supplies to west, which would need to be included in any assessment. No impact on any SPZs. Rating of Criterion C (Secondary Aquifer) raising to Criterion B should there be private supplies in property to the west.</p> <p>Environment Agency 27 February 2013</p>		

<b>Criterion C13 – Impact on surface waters.</b>	<b>A</b>
<p>Rating of 'A' due to watercourse within the site boundary. There appears to be a pond close to the northern edge of the site.</p> <p>Environment Agency 27 February 2013</p>	

<b>Criterion C14 - Impact on flooding or coastal stability.</b>	<b>D</b>
<p>Site is within FRZ 1, no flooding impacts.</p> <p>Dorset County Council 22 October 2013</p>	

### Land and Soils

<b>Criterion C15 - Impact on existing soils or land type (including BMV land).</b>	<b>D</b>
<p>Land is primarily forestry use.</p> <p>Dorset County Council 22 October 2013</p>	

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### Air Quality

**Criterion C16 – Impact on AQMAs.****D**

No AQMAs directly affected.

Dorset County Council 22 October 2013

### Economic development

**Criterion C17 - Impact on economic development.****D**

The site is expected to have a positive impact on the provision of mineral (ball clay and aggregate) and can therefore be expected to benefit the local economy, in addition to creating direct employment during the working of the site. Proposed restoration is to heathland/agriculture, both of which offer economic benefits. This site falls somewhere between a 'C' and a 'D' score.

Dorset County Council 22 October 2013

### Human Health and Amenity

**Criterion C18 - Impact on Sensitive Human Receptors.****D**

Cold Harbour properties some 380 m to the east, other residential uses further to the north. Adequate scope to screen works, using mitigation such as visual and noise attenuation bunds.

Dorset County Council 22 October 2013

**Criterion C19 - Impact on existing settlements.****D**

Cold Harbour is closest settlement to the east along with other properties along the C7. Screening will mitigate impacts, but there will be impacts of lorries entering/leaving the site. This is an extension and should not result in intensification of any impacts.

Dorset County Council 22 October 2013

### Airport Safety

**Criterion C20 - Impact on airport safety****E**

Site is approximately 23 km from the airport, no bird strike risk expected.

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## Site Assessment Pro Forma: Trigon Hill Extension AS22

### Cumulative Impacts

#### Criterion C21 - Effects on cumulative impacts.

**B**

Extension of existing site in an area where there is existing and proposed minerals development.

Dorset County Council 22 October 2013

### Carbon Emissions

#### Criterion C22 - Impact on carbon emissions

**B**

Site will rely on road transport.

Dorset County Council 22 October 2013

### Recreation/Access

#### Criterion C23 - Impact on recreational land

**D**

Site is agricultural land and forestry, private land with no public access. No formal or informal recreational use.

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#### Criterion C24- Impact on public rights of way

**D**

No rights of way across the site or adjacent to it.

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#### Criterion C25 - Are the access proposals acceptable

**C**

This proposal is for an extension to existing extraction at Trigon Hill. This is an established site with a good access onto Wareham Forest Road. Access from here to the strategic network is gained via the A35 to the north and the A351 to the east. The extension site is estimated to generate 20 trips per day although it is thought that the site would follow the cessation of other extraction at Trigon rather than operating in parallel to it. The site has therefore been given a C rating.

Should the site intensify movements to Trigon Hill any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.

Dorset County Council 29 October 2013