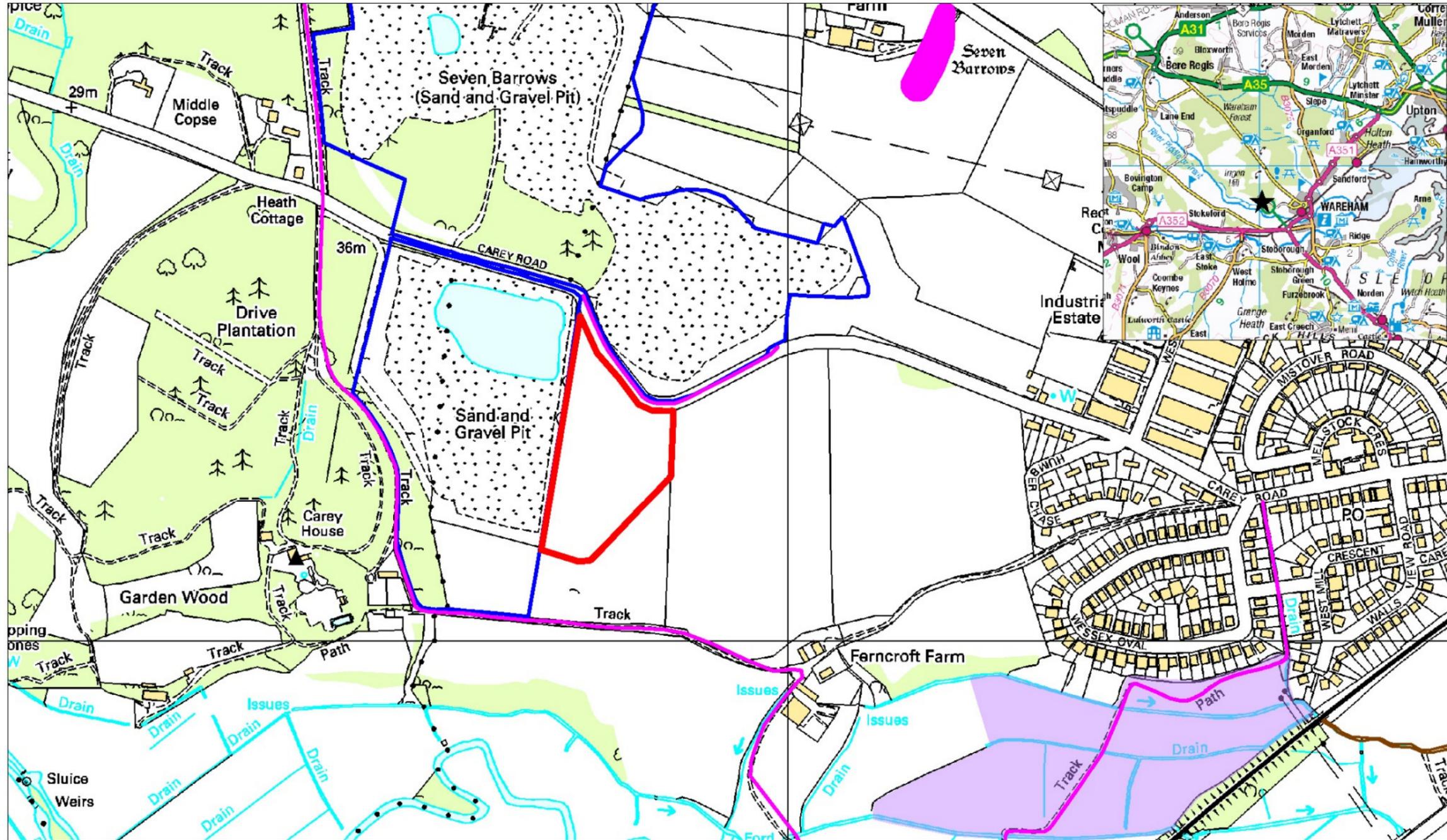


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension



AS15 - Tatchells Quarry extension

- Nominated site
- Permitted mineral site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway

- Scheduled monument
- Listed building

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

Date: 24/06/2016

Cent X: 396529
Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension

Site Information

| | |
|--|---|
| Site Location | Tatchell's Quarry & Landfill, Seven Barrows, Bere Road, Wareham, Dorset, BH20 7PA Adjacent to and south-east of existing quarry, south of Carey Road |
| District/Borough | Purbeck District Council |
| Parish/Town Council | Wareham Town Council |
| Site Nominee/Owner Landownership issues? Any Mineral Operator interest | Aggregate Industries – site nominee and expected to be developer. |
| Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked? | Site would be worked as an extension to an existing, through currently not in operation, quarry. Site has not previously been worked. |
| Legal or time-related constraints | None known. |
| Access to markets? | Access to C7/Sugar Hill road via old workings – and then access to A31/A35. C7 will provide access to more local markets as well. |
| Is there geological evidence of the presence and viability of the mineral? | Yes. |
| Does the sequential test for flooding indicate that the site is appropriate for the proposed use? | Yes. |
| Development proposed | Extraction of sand and gravel Estimated reserve is approximately 330,000 tonnes, annual output expected to be approximately 100,000 tpa, giving a site life of about 3 years. |
| Description of Site | Site is approximately 2.5ha and comprises a south-eastern extension of the existing Tatchell's Quarry. It is currently agricultural land. |
| Summary of Site Designations/Constraints | None identified. |
| Relevant Local Planning Policy | Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012 Policies CEN/NE - Green Belt |
| Residential properties and other land uses in the vicinity of the site | Ferncroft Farm/Carey House properties within c. 250m Within 500m are buildings of the industrial estate and residences on edge of Wareham; Carey House and associated properties, gardens. |
| Traffic Generation & Access Considerations | It is expected that aggregate extracted will be taken to and processed at the existing site off the C7 Bere Road, using mobile plant. Lorry movements are expected to be around 40 per day. Site is adjacent to Carey Road, and mineral will have to be taken across Carey Road, but Carey Road will not be used for site access. |

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's 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. | D |
| No comment Dorset County Council 25.10.13 | |
| Criterion C2 - Impact on areas used by Annex 1 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. Mitigation would likely be straightforward. 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. | |
| Possible Mitigation: It is noted that biodiversity impacts are expected to be minimal. An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential 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. | 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 | |
| Possible Mitigation: none specifically required, but provision should be made so that it will be possible to arrange such visits on request. | |

Topic: Landscape

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

| | |
|---|----------|
| Criterion C7 – Impact on designated landscapes. | D |
| No significant impact/negligible Dorset County Council 23 October 2013 | |

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension

| | |
|--|---|
| Criterion C8 – What is landscape capacity to accommodate proposed development. | D |
| <p>The site is considered unlikely to be visually intrusive being screened from the residential areas of Wareham and Northport by a ridge of high land. Appropriate mitigation will be required along the boundaries of the site.</p> <p>Dorset County Council 23 October 2013</p> | |
| Criterion C9 – Impact on historic landscapes. | D |
| <p>The site is currently under agriculture, and historically it was presumably heathland. There is map evidence of quarrying here (undoubtedly on a much smaller scale) from the 19th century.</p> <p>Dorset County Council 31/10/2013</p> | |

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 |
| <p>The nearest listed building, Carey House, is hidden from the site by wooded areas so there is no significant effect on the listed building.</p> <p>Assessment D – no significant impact.</p> <p>Dorset County Council 22/10/2013</p> | |

| | | |
|--|---|---|
| Criterion C11 – Impact on archaeology. | C | D |
| <p>Assuming the site was heathland until relatively recently, I suspect its archaeological potential is low. However, the Dorset Historic Environment Record records the presence of 19th century quarries on and around the site, so it would be appropriate for the applicant to check whether there are any remains of industrial archaeological significance of or associated with this quarrying on the site. If there are not, I think it likely that the impact would be category D (No Significant or Negligible Impact). I suspect that if such remains were present, then provided that appropriate recording took place before development, the impact would be category C (Less Significant Adverse Impact).</p> <p>Dorset County Council 31/10/2013</p> | | |
| <p>Possible Mitigation:</p> <p>Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. It is noted that impacts will be temporary and restoration will be agreed and implemented as part of any planning permission granted.</p> <p>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, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to any heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.</p> <p>No further action considered necessary at this stage.</p> | | |

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. | C | |
| <p>Site overlies secondary Aquifer.</p> <p>Environment Agency 27 February 2013</p> | | |
| Criterion C13 – Impact on surface waters. | A | B |
| <p>Graded A due to a pond being within 50m of site, however, depending on the nature of this pond, this criterion could be reduced to a lower impact level. River Piddle within 250m of the site boundary.</p> <p>Environment Agency 27 February 2013</p> | | |
| Criterion C14 - Impact on flooding or coastal stability. | D | |

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension

| |
|--|
| <p>No impact on flooding. Dorset County Council 21 October 2013</p> |
| <p>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.</p> |

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

| | |
|---|----------|
| Criterion C15 - Impact on existing soils or land type (including BMV land). | D |
| <p>Site is poor quality agricultural land – Grade 4 Agricultural Land Classification Dorset County Council 21 October 2013</p> | |
| <p>Possible Mitigation: Soils will be stripped and removed to be stored and returned as part of restoration, according to best practice. Restoration could bring the land back into agricultural production. In conjunction with this, areas of the site may be restored to a nature conservation use.</p> | |

Air Quality

| | |
|--|----------|
| Criterion C16 – Impact on AQMAs. | D |
| <p>No AQMAs directly affected. Dorset County Council 21 October 2013</p> | |

Economic development

| | |
|---|----------|
| Criterion C17 - Impact on economic development. | D |
| <p>Site is relatively small but will make a positive contribution to the local and wider economy through direct employment and the provision of aggregate. Restoration to agriculture will offer on-going contribution. Dorset County Council 21 October 2013</p> | |

Human Health and Amenity

| | | |
|---|----------|----------|
| Criterion C18 - Impact on Sensitive Human Receptors. | C | D |
| <p>Residences within 250m radius – screening (visual and noise attenuation bunding) would significantly limit the impact of the site working. Dorset County Council 21 October 2013</p> | | |

| | |
|--|----------|
| Criterion C19 - Impact on existing settlements. | D |
| <p>Wareham is the closest settlement, to the east of the site and approximately 450m at it s closest. Screening (visual and noise attenuation bunding) would significantly limit the impact of the site working. Dorset County Council 21 October 2013</p> | |

Airport Safety

| | |
|---|----------|
| Criterion C20 - Impact on airport safety | D |
|---|----------|

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension

Site is approximately 22 km from airport and proposed for dry working and restoration.

Dorset County Council 21 October 2013

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

There is other mineral working in the vicinity, both existing and proposed as well as waste management. The proposed site is an extension to existing mineral working/waste disposal.

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 also add to general traffic levels in / around Wareham.

Dorset County Council 21 October 2013

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

The site will rely on road access.

Dorset County Council 21 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

Site is currently agricultural land and does not contain any recreational use, either formal or informal.

Dorset County Council 21 October 2013

Criterion C24- Impact on public rights of way

C

D

Footpath runs adjacent to the northern edge of the site. It runs in the road, hedge offers some screening, could be allowed to grow further to screen completely.

Dorset County Council 21 October 2013

Criterion C25 - Are the access proposals acceptable

C

This proposal is for an extension to existing extraction at Tatchells Quarry. 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 could be expected to generate 40 trips per day although it is thought that the site would follow the cessation of other extraction at Tatchells rather than operating in parallel to it. The site has therefore been given a C rating.

Should the site intensify movements to Tatchells 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

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS15 – Tatchell's Quarry Extension

Initial Site Assessment including Input from Specialist Consultees

| Traffic/Access | |
|-------------------------|--|
| DCC Highways | <p>This proposal is for an extension to existing extraction at Tatchells Quarry. 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 could be expected to generate 40 trips per day although it is thought that the site would follow the cessation of other extraction at Tatchells rather than operating in parallel to it. The site has therefore been given a C rating.</p> <p>Should the site intensify movements to Tatchells any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.</p> <p>More recent: <i>to be added...</i></p> |
| Highways England | No comment |

| Rights of Way | |
|--------------------------|-------------------------------------|
| DCC Rights of Way | <i>Comments sought and awaited.</i> |

| Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding) | |
|--|--|
| Environment Agency | <p>No objection to proposals and no further comments over and above those previously made in earlier consultations</p> <p><u>Studies required and issues to consider</u></p> <ul style="list-style-type: none"> • Flood Risk Assessment – at planning application stage. • Hydrological Assessment – at planning application stage. • Hydrogeological Assessment - at planning application stage. • Protect and enhance any water features in and near site. <p><u>Flood Risk</u></p> <p>Detailed FRA for all work phases including restoration is required at (or before) planning application stage. The prior written Land Drainage Consent is required from the LLFA (DCC) for works that could affect the flow of an ordinary watercourse.</p> |
| Lead Local Flood Authority (LLFA) - DCC | <p>AS15 Tatchells Quarry extension:</p> <p>No grounds for objection, subject to detail: The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency's relevant flood modelling, and is not shown to be at any significant risk of surface water flooding by relevant mapping, other than very isolated ponding during severe rainfall events (1:100/1000yr). Surface water runoff is likely to gravitate to the south and floodplain / tributaries of the River Piddle Main River.</p> <p>In accordance with the recommendations of the NPPF, a site specific strategy of surface water management should be requested to demonstrate that runoff rates are not to increase, and that no off site worsening or increased risk of flooding will result.</p> |

| Landscape & Visual Impact | |
|---------------------------|----------------------------------|
| DCC | No significant effects expected. |

| Nature Conservation – Biodiversity Impacts | |
|--|---|
| Natural England comments | <p>2008/2014</p> <p>The site should only be taken forward if the restoration is changed from agriculture to nature conservation.</p> <p>2015</p> <p>Our previous comments (2008 and 2014) remain valid. The restoration should not be to agriculture. The site is adjacent to heathland areas and quarry restorations that support protected species. As such there is an opportunity to enhance biodiversity through the restoration. It would be against policy within the Core Strategy not to take advantage of this opportunity.</p> |

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Site Assessment of AS15 – Tatchell's Quarry Extension

Historic Environment

| | |
|----------------------------------|------------|
| Historic England Comments | No comment |
|----------------------------------|------------|

Agricultural Land Classification

| | |
|--------------------------|---------|
| DCC Minerals Team | Grade 4 |
|--------------------------|---------|