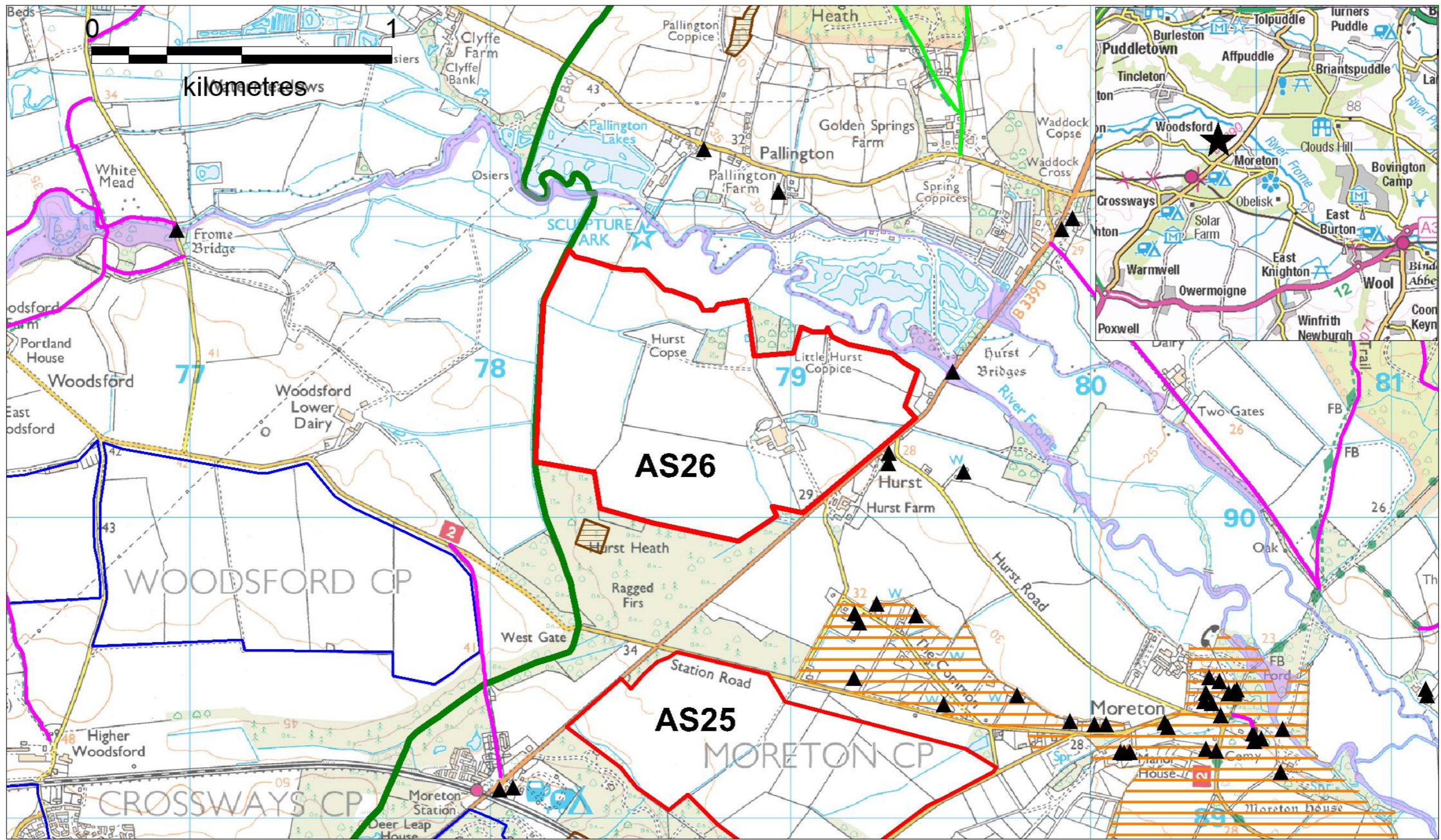


# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

## Site Assessment of AS26 – Hurst Farm



### AS26 - Hurst Farm

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

- Listed building
- Authority boundary
- Scheduled monument
- Moreton Conservation Area (Oct 2015)

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

★ Site location on Inset Map

GEOGRAPHICAL INFORMATION SYSTEMS



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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

### Site Information

<b>Site Location</b>	Hurst Farm, Moreton Estate – west of the B3390 and south of the River Frome Grid Reference: SY 789 902
<b>District/Borough</b>	Purbeck District Council
<b>Parish/Town Council</b>	Moreton CP
<b>Site Nominee/Owner Landownership issues? Any Mineral Operator interest</b>	The Moreton Estate. No operator yet identified.
<b>Agent</b>	Halletec Environmental
<b>Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?</b>	Site has been considered for working previously, but has never knowingly been worked.
<b>Legal or time-related constraints</b>	None known.
<b>Access to markets?</b>	Access to A35 via B3390 – and also more local markets via B3390.
<b>Is there geological evidence of the presence and viability of the mineral?</b>	Yes.
<b>Does the sequential test for flooding indicate that the site is appropriate for the proposed use?</b>	Site contains an area of Flood Zone 2/3 land. Aggregate extraction is water compatible, so working does not pose a problem. Processing plant and storage etc. will be only within Flood Zone 1.
<b>Development proposed</b>	Sand and Gravel Extraction, restoration to agriculture/nature conservation/wetland, with increased public access Estimated reserve is c. 3.3 million tonnes Estimated annual output is c. 150,000 to 200,000 tonnes per annum Expected life of operation is c. 16 years The site will be worked as a unit with the other Moreton Estate site, Station Road, on the other side of the B3390 – although the two sites will not be worked simultaneously. It is expected that the processing plant to be used for both sites will be located at Hurst Farm, and material from Station Road will be transported to Hurst Farm to be processed. It has been suggested that, following working, the restoration of land nearer to the Frome could significantly enhance the river by establishing a wetland that would remove nitrate, phosphate and silt as well giving additional flood alleviation capacity.
<b>Description of Site</b>	Site is primarily flat agricultural land, approximately 78 ha. in area, south of River Frome, north of the woodland of Hurst Heath and west of the B3390, with a shallow downwards gradient from the south to the north, towards the River Frome. Hurst Farm comprises mainly pasture for livestock grazing with some underdrainage. The proposed Woodsford Extension site AS19 is adjacent to Hurst Farm, to the west. A number of farm buildings are located in the south-eastern part of the site.
<b>Summary of Site Designations/Constraints</b>	Hurst Heath Site of Nature Conservation Interest within 50m of southern boundary of site. Floodplain of River Frome, and River Frome SSSI, to the north of the site. Residences adjacent to and close to site, and local businesses in vicinity of the site.
<b>Relevant Local Planning Policy</b>	<b>Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012</b> Policy DH – 5km Heathland Buffer Zone Policy FR - Flood Zones 2 & 3 adjacent to and possibly partly within site Policy BIO – Site of Nature Conservation Interest to south of site Policy BIO – Site of Special Scientific Interest to north of site
<b>Residential properties and other land uses in the vicinity of the site</b>	Residential properties adjacent to the site, and within vicinity of the site; farm buildings within site; buildings of Pallington and within vicinity are 500m to north of site, and beyond; and properties at the edge of Moreton Common within 500m to west. Sculpture Park approximately 200m to the north of the site, north of the Frome. Separation distance may increase if northern boundary of site is pulled further back.

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

<b>Traffic Generation &amp; Access Considerations</b>	<p>Access to/from the site will be via the existing farm access, directly onto the B3390.</p> <p>200,000 tpa production expected to generate around 80 lorry movements per day, in addition to other vehicle movements.</p> <p>It is expected that the mineral would be transported directly onto the B3390 for distribution, and most vehicles would travel northwards to access the A35/A31, either via Bere Regis or via Affpuddle.</p>
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### **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.**

<b>Criterion C1 - Impact on European/international designations.</b>	<b>D</b>
<p>No significant IMPACT.</p> <p>Dorset County Council 16/12/14.</p>	
<b>Criterion C2 - Impact on areas used by Annex 1 bird species.</b>	<b>D</b>
<p>No significant impact.</p> <p>Dorset County Council 16/12/14.</p>	
<b>Criterion C3 - Impact on national designations.</b>	<b>D</b>
<p>No significant impact.</p> <p>Dorset County Council 16/12/14.</p>	
<b>Criterion C4 - Impact on protected species.</b>	<b>D</b>
<p>No significant impact.</p> <p>Dorset County Council 16/12/14.</p>	
<b>Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.</b>	<b>E</b>
<p>Site has potential to contribute to Water Framework Directive targets and reduce nitrate enrichment within downstream waterbodies if restored to partial wetland.</p> <p>Dorset County Council 16/12/14.</p>	
<p><b>Possible Mitigation:</b></p> <p>It is noted that biodiversity impacts are expected to be minimal.</p> <p>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.</p>	

#### **Topic: Geodiversity**

**SA Objective: To maintain, conserve and enhance geodiversity.**

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<p>The extraction of tertiary deposits and created exposures are of on-going interest to Tertiary and Quaternary geo-scientists as potential, if not active, research sites.</p> <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 26 March 2014</p>	
<p><b>Possible Mitigation:</b></p> <p>None specifically required, but provision should be made so that it will be possible to arrange such visits on request.</p>	

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

### Topic: Landscape

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

<b>Criterion C7 – Impact on designated landscapes.</b>	<b>D</b>
<p>No impact on designated landscapes or their setting. Dorset County Council 20 May 2014</p>	

<b>Criterion C8 – What is landscape capacity to accommodate proposed development.</b>	<b>C</b>			
<p>Less significant landscape impact. Landscape capacity to accommodate the site is medium. The main impacts for the site will be from the B3390 as there are no rights of way through or near the site. Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows. Dorset County Council 20 May 2014</p>				
<b>Possible Mitigation:</b>				
<p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of impacts on the landscape resulting from extracting mineral from this site. It is noted that impacts will be temporary and restoration of an agreed landscape/landform will be agreed and implemented as part of any planning permission granted. No further action considered necessary at this stage.</p>				

<b>Criterion C9 – Impact on historic landscapes.</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<p>The site lies in the broad lower section of the valley of the river Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation. On the flat lands close to the river itself, extensive systems of watermeadows were constructed from the 18th century onwards. Map evidence suggests that there may well be remains of a watermeadow system on the northern part of this site The impact on the watermeadow systems in particular needs to be assessed and evaluated (see criterion C11). Only when this has happened would the impact on the historic landscape be understood – at present it could be anywhere from category A (Very Significant Adverse Impact) to category D (No Significant or Negligible Impact). Dorset County Council 2 May 2014</p>				
<b>Possible Mitigation:</b>				
<p>Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. It is noted that impacts of working will be temporary and restoration of an agreed landscape/landform will be agreed and implemented as part of any planning permission granted. The archaeological potential on the site is noted and acknowledged. It is considered that no further action needs to be taken at this stage, apart from clearly noting the likely presence of the archaeology as part of the site allocation, and requiring full assessment and appropriate mitigation at the planning application and development stage. 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, provide adequate protection to any archaeology that may be found during development – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts. No further action considered necessary at this stage.</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).**

<b>Criterion C10 – Impact on historic buildings.</b>	<b>D</b>			
<p>The two closest historic buildings look away from the site and are screened from it by hedges and trees. There is therefore no significant impact on these buildings or their settings. Dorset County Council 25 March 2014</p>				
<b>Criterion C11 – Impact on archaeology.</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

The possible presence of a watermeadow system on part of the site has been mentioned under C9. The Dorset Historic Environment Record mentions a find of prehistoric flint within the site, and the Scheduled Monument of Hurst Bridge (1002422) lies not far to the east.

The presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Hurst Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated 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 ('Very Significant Adverse Impact') to category D ('No Significant or Negligible Adverse Impacts').

Dorset County Council 2 May 2014

### **Possible Mitigation:**

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.

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 the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.

No further action considered necessary at this stage.

### **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.**

<b>Criterion C12 - Impact on hydrogeology or groundwater.</b>	<b>B</b>		
<p>Site boundary is within 100m of a groundwater SPZ1, and there is a licensed abstraction adjacent to site. Site overlies Secondary aquifer. The proposals would need to be supported with a hydrogeological risk assessment.</p> <p>Environment Agency 15 May 2014</p>			
<b>Criterion C13 – Impact on surface waters.</b>	<b>A</b>		
<p>The proposed site shows watercourses running within it. It will need to be proved that the extraction proposals will not have an adverse effect on the natural hydrology and water quality.</p> <p>Applicants or developers should be aware of their responsibilities to ensure that the operations do not interfere with riparian owners' common law rights to receive water undiminished in quantity or quality.</p> <p>Environment Agency 15 May 2014</p>			
<b>Criterion C14 - Impact on flooding or coastal stability.</b>	<b>B</b>	<b>C</b>	<b>D</b>
<p>Part of the site lies within Flood Zones 2 and 3, but most is within Flood Zone 1.</p> <p>If processing plant is proposed to be located partially within Flood Zones 2 / 3, site would be rated B ('Significant Adverse Impact'). If processing plant is proposed to be located immediately adjacent Flood Zones 2 / 3, site would be rated C ('Less Significant Adverse Impact'). It is expected that the plant will be entirely within Flood Zone 1 and removed from Flood Zones 2/3, resulting in a rating of D ('No Significant or Negligible Adverse Impacts'). Sand and gravel extraction is compatible with the functional floodplain.</p> <p>As the site is greater than 1 hectare, a site specific Flood Risk Assessment (FRA) will be required in support of any future planning application.</p> <p>Environment Agency 15 May 2014</p>			
<b>Possible Mitigation:</b>			
<p>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.</p> <p>No further action considered necessary at this stage.</p>			

### **Topic: Soil**

**SA Objective: To maintain, conserve and enhance soil quality**

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

<b>Criterion C15 - Impact on existing soils or land type (including BMV land).</b>	<b>C</b>
<p>Site is Grade 3 agricultural land. Dorset County Council 17 September 2014</p>	
<p><b>Possible Mitigation:</b> 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>	

### Topic: Air Quality

**SA Objective: To protect and improve air quality and reduce the impacts of noise**

<b>Criterion C16 – Impact on AQMAs.</b>	<b>D</b>
<p>No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies. Dorset County Council 17 September 2014</p>	
<p><b>Possible Mitigation:</b> Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</p>	

### Topic: Material Assets (Economic development)

**SA Objectives:**

- To conserve and safeguard mineral resources.**
- To promote the use of alternative materials**
- To encourage sustainable economic growth**
- To provide an adequate supply of minerals to meet society's needs.**

<b>Criterion C17 - Impact on economic development.</b>	<b>B</b>	->	<b>D</b>
<p>As a relatively large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy through the supply of sand and gravel for construction aggregate; it will maintain local employment during working. Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, noise, visual and perception related issues. Impacts will be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening. Score could range from B (Significant Adverse Impact) to D (No Significant or Negligible Impact) Dorset County Council September 2014</p>			
<p><b>Possible Mitigation:</b> An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be required as part of any planning permission granted. No further action considered necessary at this stage.</p>			

### Topic: Social Considerations - Human Health and Amenity, Airport Safety and Cumulative Impacts

**SA Objectives: To sustain the health and quality of life of the population**

<b>Criterion C18 - Impact on Sensitive Human Receptors.</b>	<b>B</b>	<b>C</b>
<p>Residential properties adjacent to site and in vicinity of site. Includes properties and businesses on the other side of the river. Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created. Dorset County Council 18 September 2014</p>		
<b>Criterion C19 - Impact on existing settlements.</b>	<b>B</b>	<b>C</b>
<p>Closest settlements include Moreton, Tincleton and Crossways. All are screened by existing trees/woodlands. Villages along the B3390 may be affected by site traffic, depending on where the site is accessed. Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created. Dorset County Council 18 September 2014</p>		

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

**Possible Mitigation:**

An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation (e.g. visual and noise attenuation bunds and reducing noise at source where possible and appropriate) will be required as part of any development of the site. No further action considered necessary at this stage.

**Criterion C20 - Impact on airport safety**

**D**

Site is approximately 30 km from airport. No impacts expected.  
Dorset County Council 18 September 2014

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

**B**

The site is a new proposal in an area where there is already mineral working, both existing and proposed.  
The proposal is within 5Km of a site to the south of Crossways village with permission for up to 99 houses, with some 400 to follow along with associated employment. Permission for 84 homes has been granted north-west of Crossways, for up to 1,000 homes at Silverlake (on the former Warmwell quarry site) and further development is under consideration for the area (at both Crossways and Moreton).  
One of the key cumulative impacts will be on traffic levels in the area, including both quarry traffic and traffic associated with built development.  
Dorset County Council 18 October 2013 and 5 April 2017.

**Possible Mitigation:**

The proposal will include mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. The site would be restored as soon as worked.  
To minimise traffic impacts, following a Transport Assessment at the planning application stage, measures such as holding back lorry traffic during peak traffic times could be used if necessary.  
A traffic impact assessment report has been prepared, indicating that that roads in the area are capable of carrying the proposed quarry traffic.

**Topic: Social Considerations – Carbon Emissions**

**SA Objectives: To adapt to and mitigate the impacts of climate change**

**Criterion C22 - Impact on carbon emissions**

**B**

Site will rely on road transport for access. Conveyors may be used to move as-dug mineral to the processing plant.  
Dorset County Council 18 September 2014

**Possible Mitigation:**

Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.

**Topic: Social Considerations**

**SA Objectives: To enable safe access to countryside and open spaces**

**Criterion C23 – Impact on recreational land**

**D**

**E**

Site is agricultural land and does not appear to include any formal or informal recreational facilities. Restoration could include some element of public access.  
Dorset County Council 18 September 2014

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

**D**

Site is agricultural land and there are no public rights of way on, adjacent to or visible from the land.  
Dorset County Council 18 September 2014

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

**D**

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

This site has an estimated 200,000 tonnes annual output and approximately 80 vehicle trips per day (40 in and 40 out). Access to the site is proposed via an existing large farm access to the B3390 Station Road. Visibility for 60mph would need to be secured but is achievable from this access. The specific geometry of the access will need to be checked and it may be necessary to provide some localised widening to ensure that vehicles can enter and leave at the same time and pass on the farm access road.

These details would be covered by a full Transport Assessment which would be required were this site to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It may also need to consider Highways Agency concerns with regards to movements to the A35T.

Due to the direct access from this site onto the B3390, and the reasonable possibility of an acceptable access provision, this site has been given a D rating – ‘No Significant/Negligible Impacts’.

Dorset County Council 17 September 2014

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There is already and existing access onto the B3390 and modelling capacity checks have shown this to be acceptable, though peak hours should preferably be avoided, and movements may need to be capped with consideration given to routing particularly to the north due to the constraints at Affpuddle and Briantspuddle. Also Highways England have concerns over the A35(T). Adequate visibility appears to be available but hedging may be need cutting back and management. A National Cycle Network route crosses the B3390 to the south of this site.

Dorset County Council January 2017

### **Possible Mitigation:**

If developed, a Transport Assessment would be required, identifying possible impacts and appropriate mitigation.



## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

### Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
<b>Highways England</b>	<p>Station Road AS25 and <b>Hurst Farm AS26</b></p> <p>These are new sites, and you have helpfully submitted some analysis which seeks to demonstrate that there would be no impact upon the SRN.</p> <p>The analysis submitted notes that only one of these sites would be worked at any one time; they will not be worked simultaneously, although it is unclear how this would be managed in practice. Both sites have been assumed to produce 80 two-way trips per day (with the assessment only considering a total of 80 trips per day given the single site working), although there are no calculations of how this number has been derived, nor has a temporal distribution been provided. In terms of traffic impacting on the SRN, it would appear that this would be via a number of junctions on the A35 eastwards from the A352 junction at Dorchester. All of these junctions appear to be suitable for carrying HGV traffic.</p> <p>The analysis concludes that there will in fact be less traffic on the network as only 'two sites will be operating in the future, as opposed to the three currently'. It is unclear from the report what sites are being referred to here and this clarification would be useful. In addition, the modelling work only examines the inter-peak period. This is not usually the busiest time period in general on the SRN and as such is not usually the subject of assessments (although there are some exceptions). Again, clarity around this would be useful to help us determine whether there will indeed be an impact from these sites on the SRN.</p>

Public Rights of Way	
<b>DCC Rights of Way</b>	<i>Comments awaited...</i>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
<b>Environment Agency</b>	<p>No objection to proposals subject to the assessments listed below being undertaken at the appropriate stage.</p> <p><b>Environmental Constraints:</b></p> <ul style="list-style-type: none"> <li>• Northern part of site in FZ2 and FZ3</li> <li>• Many ordinary watercourses running through site</li> <li>• River Frome SSSI north of the site.</li> <li>• Site greater than 1 ha</li> </ul> <p>No previous comments provided by the EA to Dorset County Council for this proposed allocation. However, likely to require the following studies and issues to be addressed:</p> <ul style="list-style-type: none"> <li>• Hydrogeological assessment – at planning application stage.</li> <li>• Flood Risk Assessment – as part of site allocation process.</li> <li>• Protect and enhance water features in site.</li> <li>• Ecological study – as part of site allocation process.</li> <li>• Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy</li> </ul> <p><b>Flood Risk</b></p> <p>We have no objection 'in principle' to this proposed allocation in relation to flood risk issues, but because part of the site (approximately 10 hectares) lies within Flood Zones 2 and 3 we wish to make the following comments:</p> <p>Although sand and gravel workings are deemed to be 'water-compatible development' (National Planning Policy Framework - NPPF), and generally considered appropriate 'in principle' within the floodplain, should the actual working area encroach within the floodplain (Flood Zones 2 &amp; 3) there is a requirement to demonstrate application of the Sequential Test. Any processing plant and ancillary infrastructure should be sited outside of Flood Zones 2 &amp; 3.</p> <p>At this early stage in the planning process, and given that only part of the site lies within the floodplain it may be more appropriate, if possible, to modify the 'red line boundary' of the site to show no encroachment within Flood Zones 2 &amp; 3. Doing this would obviate the need to demonstrate the Sequential Test, because the remaining area of the site falls within Flood Zone 1.</p> <p>Demonstration of the Sequential Test, in part, relies upon a Strategic Flood Risk Assessment (SFRA). We are not aware whether Dorset County Council have, or have not, prepared an SFRA in support of this allocation process. Should you pursue allocation sites where demonstration of the Sequential Test is needed then we wish to should remind you that the preparation of a SFRA is likely to be required.</p> <p>A site specific Flood Risk Assessment (FRA) will be required in support of any future planning application. FRA guidance is available at:  <a href="https://www.gov.uk/planning-applications-assessing-flood-risk">https://www.gov.uk/planning-applications-assessing-flood-risk</a></p>

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>Several 'ordinary' watercourses flow through or close to the site. Applicants or developers should be aware of their responsibilities to ensure that the operations do not interfere with riparian owners' common law rights to receive water undiminished in quantity or quality. If any watercourses crossing the site are interrupted or diverted then, notwithstanding the need for any statutory consents or licences, it is the applicant's responsibility to take appropriate steps to protect the rights of the riparian owners, for which he has a liability.</p> <p>Applicants or developers should be aware of the need to obtain prior Flood Defence Consent under the terms of the Land Drainage Act 1991 for any works (permanent or temporary) that may affect the flow (including diversions) of an 'ordinary' watercourse. The need for this consent is over and above the need for planning consent.</p> <p>The following advice is relevant to the ordinary watercourses that run across this site and has been requested by the Flood Risk Management team at Dorset County Council:</p> <p>'An ordinary watercourse crosses your site. If you intend to obstruct the flow in the watercourse (permanently or temporarily, including culverting) you will require prior Land Drainage Consent from Dorset County Council as the Lead Local Flood Authority. You are advised to contact the Flood Risk Management team at Dorset County Council (floodriskmanagement@dorsetcc.gov.uk) to discuss their requirements.'</p> <p><b>Groundwater</b></p> <p>The proposals would need to be supported with a hydrogeological risk assessment. Hurst Farm is on the border with a groundwater Source Protection Zone 1 (SPZ1) and a licensed abstraction.</p> <p><b>Surface waters</b></p> <p>The proposed site shows watercourses running within it. It will need to be proved that the minerals proposals will not have an adverse effect on the natural hydrology and water quality at the site allocation phase.</p> <p><b>Biodiversity</b></p> <p>We have no in principle objection with regard to biodiversity issues, but wish to make the following comments and requirements:</p> <ul style="list-style-type: none"> <li>• Ecological study required of protected species and habitats and mitigation measures where required;</li> <li>• Protect and enhance water features in site; there appears to be a significant side channel of the River Frome within the area which must be fully protected.</li> <li>• Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy and should include a Management plan.</li> <li>• Ecological mitigation and restoration conditioned by planning process and in place <i>before</i> construction where appropriate.</li> </ul> <p><b>Site Assessment Criteria for AS26</b></p> <p>C12 - B. Site boundary is within 100m of a groundwater SPZ1, and there is a licensed abstraction within 250m.</p> <p>C13 – A. Watercourses within the site.</p> <p>C14 - B, if processing plant is proposed to be located partially within Flood Zones 2 / 3.</p> <p>C14 - C, if processing plant is proposed to be located immediately adjacent Flood Zones 2 / 3.</p>
<b>Lead Local Flood Authority (LLFA) - DCC</b>	<p><b>AS26 Hurst Farm Site Assessment</b></p> <p>No grounds for objection, subject to detail: The site falls largely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency's relevant flood modelling, but is partially within Flood Zones 2 &amp; 3 (medium &amp; high) and the floodplain of the Main River Frome, to the north / north-east.</p> <p>The site is also shown to be at some theoretical risk of surface water flooding, by relevant mapping, predominantly to the north / north-east, but also throughout the remaining site. Mapping indicates some isolated ponding of surface water but also a number of overland flow paths and channels aligned towards the site's northern boundary and River Frome, during significant rainfall events (1:30/100/1000yr).</p> <p>A site specific strategy of surface water management should be requested to ensure that proposed land use does not increase rates of runoff or generate off site worsening to adjacent and downstream areas. As such the proposed activity should comply with the recommendations of the NPPF.</p> <p>Prior permission from the EA (Environmental Permit) may be required for any works in proximity to, or impacting upon the adjacent Main River, or associated floodplain, and from DCC (Land Drainage Consent) for any works offering an obstruction to flow within a channel or ditch with the status of Ordinary Watercourse.</p>

Nature Conservation – Biodiversity Impacts	
<b>Natural England comments</b>	<p>Not all of the key development considerations have been listed.</p> <p>The site is close to the River Frome SSSI and clearly, avoiding pollution of the river during operation is a key issue and should be included.</p>

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS26 – Hurst Farm

### Nature Conservation – Biodiversity Impacts

In our view, there are significant opportunities for a restoration concept that could have large benefits in a number of different areas, particularly for reducing existing pollution of the river and Poole Harbour as well as providing significant biodiversity benefits within the restoration itself.

In this respect, bullet point 2 is misleading. It is not movement of nitrates off the site that is the issue. Rather it is the potential to use the restoration to significantly enhance the river by establishing a wetland that would remove nitrate, phosphate and silt as well giving additional flood alleviation capacity.

### Historic Environment

#### Historic England Comments

Historic England suggests the text is more precise in expressing the relevant heritage considerations particularly the potential restoration enhancements.

Site Assessment - The presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Hurst Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated 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 ('Very Significant Adverse Impact') to category D ('No Significant or Negligible Adverse Impacts').

Dorset County Council, 2 May 2014

Can the LA establish, with a degree of confidence/certainty, the capacity of the site unless such matters have been resolved?

If this is a critical consideration shouldn't it be addressed before the principle of the site is agreed and an allocation included in this development plan?

#### Further work required?

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[the following comments, applied to AS25 Station Road, are also appropriate]

Historic England suggests the text is more precise in expressing the relevant heritage considerations particularly the potential restoration enhancements.

Bullet point number 2 in the 'Development Considerations' section of the Appendix states "Impacts on heritage/archaeology to be assessed and mitigated". This criterion is inconsistent with national planning policy for the historic environment and the adopted Dorset Minerals Strategy. In addition to the suggested précises of the specific heritage considerations referred to in the SA and the Site Assessments the following generic text could be used,

*Heritage and archaeology matters are important considerations. The significance of the affected heritage assets and their setting must be understood to ensure their significance is safeguarded.*

The Site Assessments and Sustainability Appraisal highlight the critical heritage considerations to be met to satisfy the Minerals Strategy and its development management policies. Could these matters be précised and their source cross referenced in the 'Development Considerations' section in the Appendix? At present they don't appear to correlate.