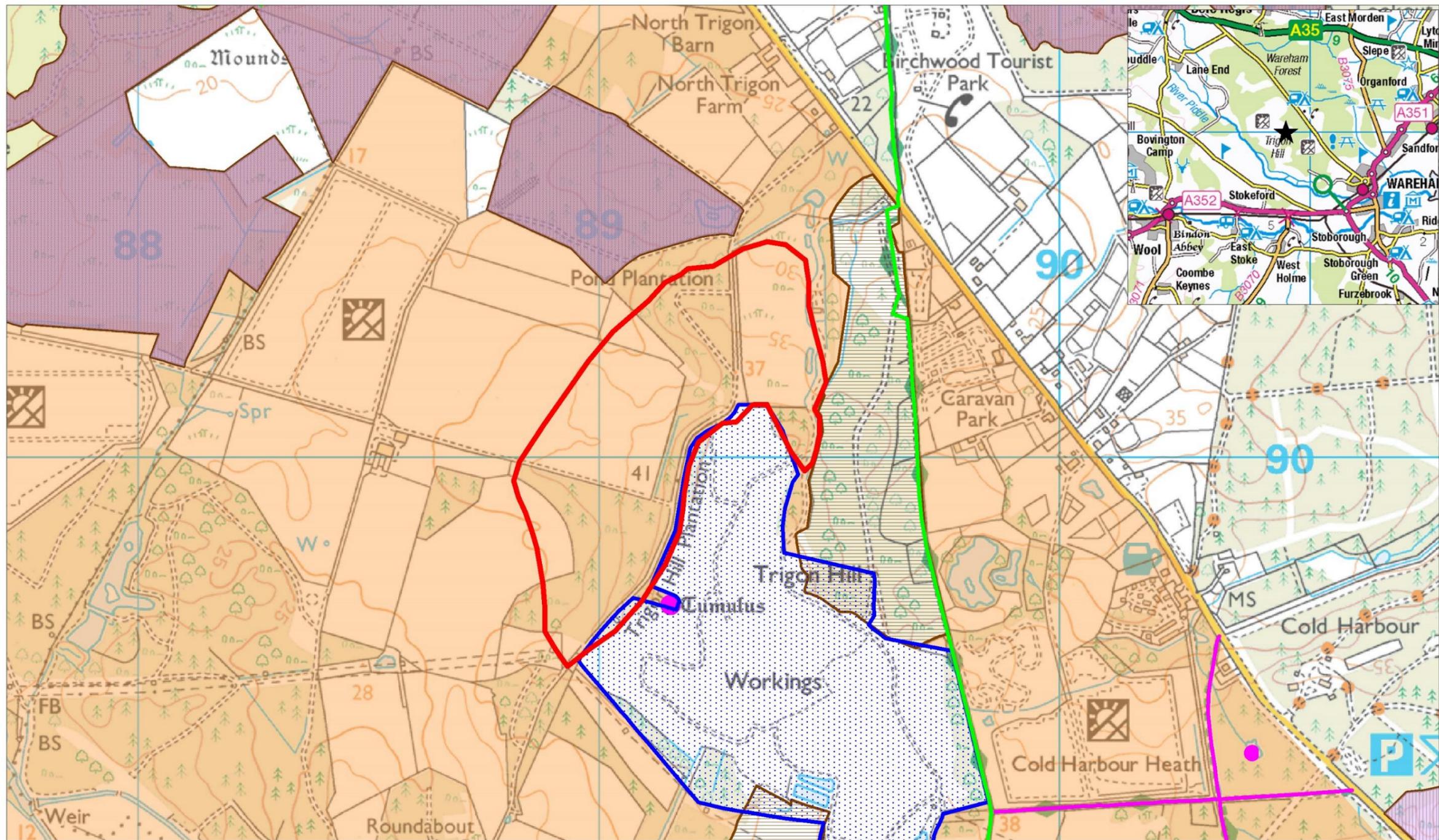


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension



BC04 - Trigon Hill extension		▲ Listed building	SSSI	★ Site location
▭ Allocated site	▲ Scheduled monument	SPA	SNCI	
▭ Permitted mineral site	— Public Right of Way - Footpath	SNCI	SAC	
▭ Aggregate Area of Search	— Public Right of Way - Bridleway	SAC	Ramsar	
		▲ Ramsar		

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

Site Information

Site Location	Trigon Pit, Carey Road, Wareham, Dorset Grid Reference SY 891 899
District/Borough	Purbeck District Council
Parish/Town Council	Wareham St Martin CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Imerys Minerals Limited – nominee and ball clay operator; Landowner: Trigon Estate
Agent	N/A
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 an extension to existing operations. Not previously worked.
Legal or time-related constraints	None known.
Access to markets?	As for current operation.
Is there geological evidence of the presence and viability of the mineral?	Yes, site has been drilled twice.
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	Yes
Development proposed	Extraction of Ball Clay only. Estimated annual output approximately 100,000 tpa Estimated reserve 1,200,000 tonnes Expected life of operation approximately 12 years Proposed Restoration to woodland/heathland/agriculture
Description of Site	Site is approximately 27ha in area. Currently consists of woodland and agriculture.
Summary of Site Designations/Constraints	SPA/SAC/SSSI within 60m, to north west of the site. Land falls away to the north/west of the site, opening up views of the site and, when the trees have been removed, views right through the site and over the current ball clay pit and landfill. Screening will be required, in advance of working, to the north west of the site.
Relevant Local Planning Policy	Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012 Policy DH – 400m Heathland Buffer Zone & 5km Buffer Zone Policy CEN/NE Green Belt
Residential properties and other land uses in the vicinity of the site	Properties/caravan parks along C7 road – Silent Woman Farm, Ash Oaks Park, North Trigon Farm – closest properties around 350m. Existing clay pit/landfill to south-west.
Traffic Generation & Access Considerations	Access to the site will be via tracks to the C7, which will provide access to the A31 and A35. Vehicle movements will vary in number, but will be around 40 lorries per day (20 in, 20 out). This figure relates to the ball clay movements only.

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill 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.	A
<p>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.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C2 - Impact on areas used by Annex 1 bird species.	A
<p>Area could support Annex 1 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 1 birds. The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C3 - Impact on national designations.	A
<p>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.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C4 - Impact on protected species.	A
<p>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.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
<p>No comment.</p> <p>Dorset County Council 25.10.13.</p>	
<p>Possible Mitigation:</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential biodiversity 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> <p>It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 5, together with the policy stance of the National Planning Policy Framework, provide adequate protection to the biodiversity interests of this site and surroundings.</p> <p>The Draft HRA notes that there is potential for the site development to have an 'likely significant effect' of European designations, but <i>"Restoration to heathland/acid grassland, plus a possible buffer zone at the northern end of the extension will mitigate any potential effects on Annex 1 birds or other species associated with the designated sites. In addition, the creation (through felling) of a more open woodland habitat would provide additional territory for Annex 1 bird species associated with the adjacent European sites. A site specific policy would ensure no LSE on the European sites."</i></p>	

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.	D
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Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

<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>
<p>Possible Mitigation:</p> <p>None specifically required, but provision should be made so that it will be possible to arrange such visits on request.</p>

Topic: Landscape

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

Criterion C7 – Impact on designated landscapes.	D		
<p>No significant impact/negligible</p> <p>Dorset County Council 23 October 2013</p>			
Criterion C8 – What is landscape capacity to accommodate proposed development.	C		
<p>The development would be located in the context of the existing adjoining quarry which is a pale scar on the landscape to the east, and would not be a new type of element in the landscape. However, it would entail the removal of an area of prominent elevated woodland and would be exposed to a large area of landscape to the south west, west and north west which is not currently heavily influenced by quarrying; the existing quarry influences land to the south / south east. This would have adverse effects on the character of the Piddle Valley. Landscape capacity to accommodate the proposed use with mitigation is medium.</p> <p>Dorset County Council 23 October 2013</p>			
Criterion C9 – Impact on historic landscapes.	C	D	E
<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>			
<p>Possible Mitigation:</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment 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. Advance planting to the north/west will assist in mitigating impacts.</p> <p>Visual impact assessment will be required, with necessary mitigation to be implemented. 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).

Criterion C10 – Impact on historic buildings.	D		
<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.</p> <p>Assessment D – No Significant or Negligible Impact .</p> <p>Dorset County Council 22/10/2013</p>			
Criterion C11 – Impact on archaeology.	A	→	D
<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>			

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

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 identification of appropriate mitigation.

The high 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.

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.

Criterion C12 - Impact on hydrogeology or groundwater.	A	B
A/B (Very Significant Adverse Impact to Significant Adverse Impact), depending on hydraulic link to adjacent drains and conservation designations. No impact on SPZs or licensed supply points within 500m. Environment Agency 27 February 2013		
Criterion C13 – Impact on surface waters.	A	
A rating (Very Significant Adverse Impact) due to drains within and near the site. Environment Agency 27 February 2013		
Criterion C14 - Impact on flooding or coastal stability.		D
Site is entirely in FRZ 1. Dorset County Council 23 October 2013		
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.		

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

Criterion C15 - Impact on existing soils or land type (including BMV land).	D
Site is poor to very poor agricultural land or forestry. Dorset County Council 23 October 2013	
Possible Mitigation: Soils will be protected during working, according to guidance and best practice.	

Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.	C
Ball clay traffic travelling west to Devon along the A35 would have some impact on the Chideock AQMA. Dorset County Council 22 October 2013	
Possible Mitigation: Impacts of Chideock AQMA noted, and to be addressed through EIA that will be prepared as part of any planning application. Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.	

Topic: Material Assets (Economic development)

SA Objectives: To conserve and safeguard mineral resources.

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

To promote the use of alternative materials

To encourage sustainable economic growth

To provide an adequate supply of minerals to meet society's needs.

Criterion C17 - Impact on economic development.	D
<p>The site is expected to have a positive impact on the local and wider economy through the provision of a nationally important mineral (ball clay), in addition to creating direct employment during the working of the site.</p> <p>Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion on the C7, noise, visual and perception related issues. Impacts will be identified as part of any planning application and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.</p> <p>Proposed restoration to heathland/agriculture/forestry will offer economic benefits.</p> <p>The overall score must take into account the impacts of quarrying and quarry traffic, but overall a score of 'D' (Positive Impact on Local Economy) is considered appropriate.</p> <p>Dorset County Council 22 October 2013</p>	
<p>Possible Mitigation:</p> <p>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

Criterion C18 - Impact on Sensitive Human Receptors.	D
<p>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.</p> <p>Dorset County Council 22 October 2013</p>	
Criterion C19 - Impact on existing settlements.	D
<p>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.</p> <p>Dorset County Council 22 October 2013</p>	
<p>Possible Mitigation:</p> <p>An Environmental Impact Assessment, including a Transport Assessment, will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation.</p> <p>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.</p>	

Criterion C20 - Impact on airport safety	E
<p>Site is approximately 23 km from the airport, no bird strike risk expected.</p> <p>Dorset County Council 22 October 2013</p>	

Criterion C21 - Effects on cumulative impacts.	B
<p>Extension of existing site in an area where there is existing and proposed minerals development. There are employment and housing allocations in the Purbeck Local Plan Part 1 (adopted Nov 2012) in and around Wareham. Since this proposal is to be an extension of current workings, and no aggregate extraction is now proposed, it is not expected that it will lead to intensification of lorry traffic/movements. In terms of landscape and visual impacts, there is potential for cumulative impacts. Any planning application should address this issue.</p> <p>Dorset County Council 22 October 2013. G Smith 5 November 2013.</p>	

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

Possible Mitigation:

The proposal will include assessment of and mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. This may include advance tree planting, depending on findings of the Environmental Impact Assessment.

Cumulative visual impacts should be addressed at the planning application stage.

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.

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.

Dorset County Council 22 October 2013

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

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

Dorset County Council 22 October 2013

Criterion C24- Impact on public rights of way

D

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

Dorset County Council 22 October 2013

Criterion C25 - Are the access proposals acceptable

C

This proposal is for an extension to existing ball clay 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 could be expected to generate 40 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

AS22/BC04 Trigon Hill extension Site Assessment - Extension to existing quarry. Access unchanged and continuation acceptable.

Dorset County Council January 2017

Possible Mitigation:

If developed, site would be a follow-on from existing workings and would not represent intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
Highways England	Trigon HillAS22/BC04: This is an extension of Trigon Pit. The extension is proposed for the extraction of additional material as follow on working from the existing extraction with no consequent increase in output. Therefore, no additional traffic is expected to be generated.

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

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
Environment Agency	<p>(2015) No objection to proposals and no further comments over and above those previously made in earlier consultations, which are provided (in Appendix 1) below.</p> <p>June 2014</p> <p>Studies required and issues to consider</p> <ul style="list-style-type: none"> • Hydrogeological assessment – at planning application stage. • Flood Risk Assessment – at planning application stage. • Protect and enhance any water features in site. • Ecological study if water features present in site • Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy <p>Groundwater and contaminated land</p> <p>The short letter report is insufficient for the purposes of a hydrogeological risk assessment. A detailed hydrogeological assessment will be required to support any application.</p> <p>Flood Risk</p> <p>Detailed Flood Risk Assessment (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> <p>January 2014</p> <p>No objection.</p> <p>Our previous comments provided on the 12 Dec 2008, 27 Feb 2013 and 4 Nov 2013 are still relevant. However, we wish to make the following additional comments.</p> <p>We are aware that an SEA is being prepared but urge the applicant to ensure that the following issues are included: -</p> <ul style="list-style-type: none"> • Proposals which maximise the wetland restoration opportunities at each site • Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives • Proposals should maximise the overall wetland gains. • EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy <p>We agree with the criteria classification C12, C13 and C14 for this site, which is given in the supporting documents.</p> <p>November 2013</p> <p>No objection</p> <p>C12: Criteria classification 'C' due to Secondary Aquifer. But this would rise to Criterion 'B' should there be private supplies in property to the west. The impacts of Trigon Landfill adjacent should be reviewed as part of the development. This should include the impacts of landfill leachate migration.</p> <p>C13: Criteria classification 'A' as there is a watercourse (including part that is culverted) within the site.</p> <p>C14: classification 'D' as the site is in FZ1, however, this may be raised to 'C', 'B', or 'A' depending on the nature of any flood zones associated with the watercourse that runs through the site.</p> <p>As well as the other requirements mentioned in February 2013, a Water Framework Directive Assessment may also be required.</p>

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>February 2013</p> <p>No objection, but we wish to make the following comments:</p> <p><u>Biodiversity</u></p> <p>Site is adjacent to Morden Bog and Hyde Heath SSSI, which is a component of the Dorset Heaths SAC, Dorset Heathland SPA/Ramsar. An Appropriate Assessment may be required.</p> <p><u>Water Framework Directive</u></p> <p>Need to consider compliance to the Water Framework Directive</p> <p><u>Pollution prevention</u></p> <p>Site will come under constraints set for existing Trigon site. There is a marked watercourse within the boundary of the extension.</p> <p><u>Groundwater & contaminated land</u></p> <p>Hydrogeological Risk Assessment required, There are possibly private water supplies to west, which would need to be included in any assessment.</p> <p><u>Flood Risk</u></p> <p>Flood Risk Assessment required because site is over 1 hectare. Prior Land Drainage Consent from Dorset County Council (Gary Cleaver Tel: 01305 221837) may be required for any works that could affect the flow of an ordinary watercourse.</p> <p><u>EA estimate of assessment criteria</u></p> <p>C12 – Criterion C (Secondary Aquifer) raising to Criterion B should there be private supplies in property to the west.</p> <p>C13 - A. This is due to watercourse within the site boundary.</p> <p>December 2008</p> <p>(Not included in list of minerals sites, so no comments provided.)</p>
Lead Local Flood Authority (LLFA) - DCC	<p>BC04 Trigon Hill extension Site Assessment - No grounds for objection, subject to detail:</p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. There is some theoretical risk of surface water flooding, shown by relevant mapping which indicates some ponding and an overland flow path towards the west, during severe rainfall events (1:100/1000yr).</p> <p>A site specific strategy of surface water management should be requested to ensure that the proposal does not increase rates of runoff or generate off site worsening. As such the proposed activity should comply with the recommendations of the NPPF. Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel or ditch with the status of Ordinary Watercourse (As per AS22).</p>

Nature Conservation – Biodiversity Impacts	
Natural England comments	<p>AS22/BC04 Trigon Hill extension</p> <p>We agree with the assessments within the assessment Pro Forma.</p> <p>Possible off site gains that could be considered would be a habitat link north of the proposed area between the SSSI to the NW and the SNCI to the east.</p>

Historic Environment	
Historic England Comments	<p>2014</p> <p>MSP AS22 & BC04 - Trigon Hill extension</p> <p>I note that a further archaeological impact assessment is required before the effect of the proposal can be fully established and the principal determined.</p> <p>2015</p> <p>Historic England suggests the text is more precise in expressing the relevant heritage considerations, particularly the potential restoration enhancements.</p> <p>Bullet point number 7 in the ‘Development Considerations’ section of the Appendix states “Impacts on heritage/archaeology are a key issue, to be assessed and appropriate mitigation identified and implemented”. This criterion is inconsistent with national planning policy for the historic environment and the adopted Dorset Minerals Strategy.</p> <p>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,</p>

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of BC04 – Trigon Hill Extension

Historic Environment

'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.