

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

| <b>Site Information</b>       |   |
|-------------------------------|---|
| Site Location                 | Land at Horton Heath/Clump Hill, Horton, Wimborne |
| Grid Reference                | SU 063 075  |
| Administrative Area           | East Dorset District Council                      |
| Parish                        | Woodlands CP                                      |
| Site Nominee(s)               | ACS   |
| Agent                         |   |
| Proposed development          | Sand and gravel extraction                        |
| Site Area                     | >28.76ha  |
| Estimated annual output (tpa) | c. 125,000 tpa (TBC)                              |
| Estimated reserve             | >750,000 tonnes (TBC)                             |
| Expected life of operation    | TBC   |
| Existing land use             | Agriculture/Nature Conservation                   |
| Landscape character type      |   |
| Proposed Restoration          | Nature Conservation                               |
| Access                        |   |
| Estimated Traffic Movements   |   |



AS08 - Horton Heath Aerial View

Site brought forward



AS08 - Horton Heath/Clump Hill with constraints

Possible areas to be brought forward  
 Site with permission  
 SHC designations  
 Public Right of Way Footpath  
 Public Right of Way Wheelway  
 Scheduled Monument  
 Removal designations  
 SPA designations  
 SAC designations

NOTE: The entire area of this plan is within the Green Belt area. All SAC, SPA, Removal designations on this plan are also GSS designations.



## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

### Biodiversity.

|   |          |
|---|----------|
| <b>Criterion C1 - Impact on European/international designations.</b>  | <b>D</b> |
| No comment  |          |
| Dorset County Council 6Nov13  |          |
| <b>Criterion C2 - Impact on areas used by Annex I bird species.</b>   | <b>E</b> |
| Without mineral extraction, site has potential to be restored to lowland heathland which would contribute locally to supporting Annex I birds. Only in combination with other afforested areas would it be likely to contribute to supporting 1% of any Annex I species, but in itself the Horton Common SNCI is small and rather isolated. The site currently has no recreational access function to help reduce pressure on existing heathlands. There has to be a risk that the SNCI might be included in a revision to the Dorset Heathlands SPA, but it is not possible to evaluate that risk without further information on the wildlife interests of the SNCI. |          |
| Dorset County Council 6Nov13  |          |
| <b>Criterion C3 - Impact on national designations.</b>  | <b>D</b> |
| No comment  |          |
| Dorset County Council 6Nov13  |          |
| <b>Criterion C4 - Impact on protected species.</b>  | <b>C</b> |
| The existing open heathland within Horton Common SNCI may support European protected reptiles. The perimeter ancient woodland and boundary trees of the SNCI are very likely to support bats, and any mineral extraction should be designed to avoid this constraint. Common protected reptiles may be found throughout on suitable open ground.  |          |
| Dorset County Council 6Nov13  |          |

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

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

A

Horton Common SNCI in its entirety within the western proposed site. Broad scale extraction removing this nature conservation site would be inappropriate because it would be difficult or impossible to provide adequate mitigation for effects on wildlife and compensatory habitat provision would be substantial. Small-scale working within the least wildlife-rich areas of SNCI might be feasible, following detailed evaluation of possible effects. The perimeter ancient woodland and boundary trees of the SNCI are effectively irreplaceable, and any mineral extraction should be designed to avoid this constraint.

The constraints around the Redman's Hill area are unknown at this stage, though much of the land has been improved agriculturally. There may be important boundary features or individual veteran trees.

Dorset County Council 6Nov13

### Geodiversity

#### Criterion C6 - Impact on geodiversity.

D

No specific scientific gains or geodiversity enhancements are likely but the exposures may be of interest to the quaternary and tertiary research associations. Provision should be made so that it will be possible to arrange such visits on request.

Dorset County Council 24.10.2013

### Landscape

#### Criterion C7 - Impact on designated landscapes.

D

No significant impact/negligible

Dorset County Council 23 October 2013

#### Criterion C8 - What is landscape capacity to accommodate proposed development.

C

The whole area is within the Horton Common -Three Legged Cross Heath/Farmland Mosaic in the draft EDDC Landscape Character assessment. This assessment indicates the importance of belts of trees and scrub and all around the site these form key features with mature oaks along the western edges which are ancient boundaries. The site is also part of a prominent ridge line with open views especially to the east.

The site has significant landscape value and any future extraction should be limited in extent and be based on a detailed and independent assessment of landscape character so any future operations conserve and enhance key features and views and mitigation and restoration reflects existing character.

Dorset County Council 23 October 2013

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

### Criterion C9 – Impact on historic landscapes.

**A**

→

**E**

Until relatively recently, most if not all of this site would have been heathland. The Scheduled Monuments mentioned under C11 would have occupied prominent locations within this landscape. The impact depends upon how well this setting is restored – at this stage I think it could range between categories A and E.

Dorset County Council 4/11/2013

### Historic Environment

### Criterion C10 – Impact on historic buildings.

**D**

No listed buildings in the immediate vicinity of the site. The nearest, Harts Farm, is well screened from the site. Assessment D – no significant impact.

Dorset County Council 22/10/2013

### Criterion C11 – Impact on archaeology.

**A**

→

**C**

A barrow that is protected as a Scheduled Monument (SM29565 – ‘Bowl barrow 250m north east of Monmouth’s Ash Farm’) lies in the south-eastern part of the western area. Several other barrows and an earthwork that are also protected as Scheduled Monuments lie close to the site. The barrow within the site in particular is a major constraint, and theoretically, extraction that destroyed this nationally-important feature would be category A. However, the protection afforded the monument makes this unlikely to happen.

I think a way forward could be the removal of some of the site from the extraction area. An archaeological assessment and if necessary an evaluation of the site that considers all the barrows mentioned above and their settings, as well as other possible archaeological material on the site, should help in making a decision on this, as well as in understanding the wider archaeological impact of the extraction on this site. Early discussion with English Heritage should also be helpful in the making of this decision.

If a compromise can be determined that allows some quarrying within a fraction of this site, the impact could perhaps drop to category C.

Dorset County Council 4/11/2013

### Water and Flood Management

### Criterion C12 -Impact on hydrogeology or groundwater.

**A**

Proximity to stream and extent of working means that impact on stream without mitigation could be significant – ‘A’

Dorset County Council 17 October 2013

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

### Criterion C13 – Impact on surface waters.

**A**

Pond within site, and streams in close proximity – ‘A’.

Dorset County Council 17 October 2013

### Criterion C14 - Impact on flooding or coastal stability.

**D**

No significant impact – entire site located within Flood Zone 1. FZs 2 and 3 within 150 m of northern part of site. ‘D’

Dorset County Council 17 October 2013

## Land and Soils

### Criterion C15 - Impact on existing soils or land type (including BMV land).

**D**

Soils are primarily poor to very poor in quality, and restoration to heathland is possible. Minimal impact on agricultural land. Soils will be protected during working.

Dorset County Council 17 October 2013

## Air Quality

### Criterion C16 – Impact on AQMAs.

**D**

No AQMA will be directly affected by this proposal. ‘D’

Dorset County Council 17 October 2013

## Economic development

### Criterion C17 - Impact on economic development.

**D**

The site will make a contribution to aggregate supply and thus have a positive impact on the local, and wider, economy. Local employment will be maintained while the site is worked and the restoration to heathland will provide on-going employment opportunities. ‘D’

Dorset County Council 17 October 2013

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

### Human Health and Amenity

| Criterion C18 - Impact on Sensitive Human Receptors.  | B | C |
|---|---|---|
| There are a number of residences within 500m, the closest being approximately 100m. Mitigation is proposed, through diverting the access road away from houses. Working will be screened. However, proximity suggests a rating of 'B/C' |   |   |
| Dorset County Council 17 October 2013   |   |   |

| Criterion C19 - Impact on existing settlements.   | E |
|---|---|
| Verwood is approximately 1 km to the north-east, and Three Legged Cross over 1km to the south-east. These settlements are unlikely to experience any negative impacts from working in the vicinity of the site. 'E' |   |
| Dorset County Council 17 October 2013   |   |

### Airport Safety

| Criterion C20 - Impact on airport safety   | D |
|--|---|
| Site is located within 13km safeguarding zone, but not proposed for wet working. |   |
| Dorset County Council 17 October 2013  |   |

### Cumulative Impacts

| Criterion C21 - Effects on cumulative impacts.   | B |
|--|---|
| Although the area contains deposits of sand/gravel, there is no other working proposed in the immediate vicinity. Closest site proposal is at Purple Haze, southeast of Verwood. Purple Haze is not yet operational, but is likely to become so prior to Horton Heath being developed. Existing workings in Dorset are further away, although there are some workings just across the border in Hampshire. Horton Heath will be essentially a new greenfield site. |   |
| The proposal lies within 5km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan* May 2013, Policy VTSW4 N W Verwood – 230 dwellings. Traffic from this proposal will add to traffic on the B3081 and roads through Verwood.   |   |
| * The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.  |   |
| Dorset County Council 17 October 2013 29.10.2013.  |   |

## Site Assessment Pro Forma: Horton Heath/Clump Hill AS08

### Carbon Emissions

|   |          |
|---|----------|
| <b>Criterion C22 - Impact on carbon emissions</b> | <b>B</b> |
|---|----------|

Site is relatively and will rely on lorries to remove the mineral and to bring in the inert fill to restore the site.

Dorset County Council 17 October 2013

### Recreation/Access

|  |          |          |
|--|----------|----------|
| <b>Criterion C23 – Impact on recreational land</b> | <b>B</b> | <b>C</b> |
|--|----------|----------|

Footpaths cross the site. There are signs that the former, unrestored mineral workings are used for cycling/motor cycling on an informal basis. The motor cycling use will be lost, but local residents may consider this beneficial. It may be possible to provide an area for this use after restoration, depending on the views of the landowner.

Dorset County Council 17 October 2013

|  |          |
|--|----------|
| <b>Criterion C24- Impact on public rights of way</b> | <b>B</b> |
|--|----------|

A number of public rights of way cross the site, and will need to be diverted and replaced.

Dorset County Council 17 October 2013

|  |          |          |
|--|----------|----------|
| <b>Criterion C25 - Are the access proposals acceptable</b> | <b>A</b> | <b>C</b> |
|--|----------|----------|

This proposal is for two new sand and gravel extraction areas north of the C2 Horton Road. No details of expected trip generation or point of access have been provided. Existing access onto the C2 is insufficient to serve the proposed sites and would be unsafe to use. The access is very narrow, has poor forward visibility and geometry. There have been some discussions regarding a new access to serve this area emerging to the east of the existing access. This has been promoted in a temporary form to serve a proposed solar farm although no consent has been issued to date. Once on the C2, there are good links to the A31 to the east. The A31 can also be reached to the south along the B3072 although this would involve travelling through West Moors.

Without a new, acceptable, access onto the C66 the Highways Authority would strongly object to any extraction in this location on highway safety grounds. As proposed the site has therefore been given an A rating. If the required access improvements are provided then the site could be given a C rating.

Dorset County Council 29 October 2013