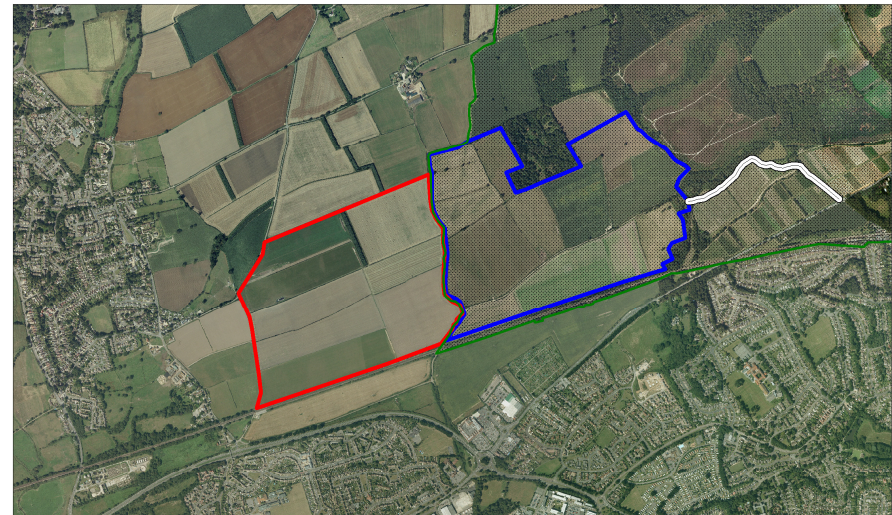


Site Assessment Pro Forma: Roeshot AS13

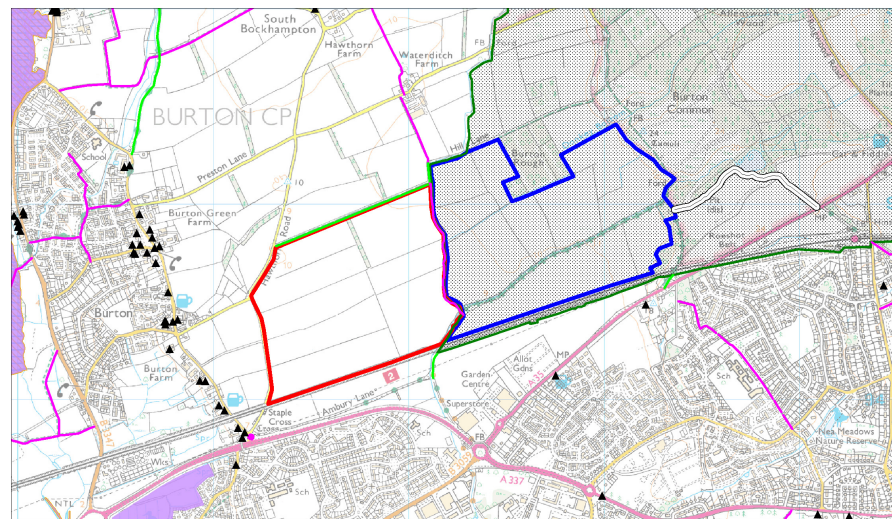
Site Information	
Site Location	Land to the east of Burton, and north of the A35 at Christchurch
Grid Reference	SZ 177 950
Administrative Area	Christchurch Borough Council
Parish	Burton CP
Site Nominee(s)	Meyrick Estate
Agent	DK Symes Associates
Proposed development	Sand and gravel extraction
Site Area	74 ha
Estimated annual output (tpa)	150,000 - 200,000 tonnes per annum
Estimated reserve	3 million tonnes
Expected life of operation	15 years approximately
Existing land use	Agriculture
Proposed Restoration	Agriculture/nature conservation
Access	Off the A35, through the Hampshire part of the site.
Estimated Traffic Movements	Between 120 (60 in and 60 out) and 160 (80 in and 80 out) per day.



Site AS13 - Roeshot, Christchurch - Aerial View

- Proposed mineral site
- Allocated site in Hampshire
- Authority boundaries
- Proposed access route for quarry
- Land outside Dorset

GEOGRAPHICAL INFORMATION SYSTEMS
Dorset County Council
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 This map is intended to provide a general overview of the site and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



AS13 Roeshot Quarry - constraints

- Mineral site allocation
- Adopted Mineral site allocation in Hampshire M&W plan
- Proposed access into site
- Area outside Dorset
- Authority boundary
- Public footpath
- Public bridleway
- Listed Buildings
- SSSI

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Biodiversity.

Criterion C1 - Impact on European/international designations.**E**

Extraction from this site could facilitate restoration to open ground including public open space for informal recreation to mitigate against effects of human pressures on the heaths.

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

No comment.

Criterion C3 - Impact on national designations.**D**

No comment.

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.

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

There are records of Southern Damselfly from the Mude River on the eastern boundary of the site and the effects of extraction on this rare species would need to be understood although it should be possible to avoid any effects with a suitable stand-off from the river.

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.

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Landscape

Criterion C7 – Impact on designated landscapes.	C
Less significant adverse impact	

Criterion C8 – What is landscape capacity to accommodate proposed development.	C
The site is not directly overlooked by any properties but there are more distant views from the edge of Burton Village and from adjacent lanes. Retention and management of existing hedgerows, appropriate new planting and bund screening is recommended to reduce any residual impacts. Potential visual impacts also exist on the New Forest National Park, the railway line and from users of the area for recreational purposes.	

Criterion C9 – Impact on historic landscapes.	B	C
The site lies within the broad flat agricultural landscape between the river Avon on the west and the somewhat higher ground of the New Forest to the east. There are distant views to St. Catherine’s Hill, while views towards the historic centre of Christchurch are impeded by the railway line.		

Historic Environment

Criterion C10 – Impact on historic buildings.	D
With respect to the Roeshot AS13 site the extraction of mineral would have no significant impact on any of the nearby listed buildings because the lie of the land and the size of the hedgerows screens it from them. Assessment D No significant impact.	

Criterion C11 – Impact on archaeology.	A	→	D
Staple Cross (Dorset M828) lies to the south of the proposed site. This is a roadside cross that is thought to be of post-Medieval date, although many of the type date from the Middle Ages. The railway line running on an embankment shields the site from this Monument therefore its setting is not affected by the proposal.			
There is likely to be high archaeological potential at this site. 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.			

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Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.**A**

The stream receives a component of groundwater discharge derived from the site.

Criterion C13 – Impact on surface waters.**A**

The site runs adjacent to the River Mude.

Criterion C14 - Impact on flooding or coastal stability.**D**

Part of the site is covered by FRZ2/3, but processing plant is on FRZI.

Land and Soils

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

Site is very good agricultural land, soils can be protected and used to restore at least part of the site to its agricultural use and part to nature conservation. Restoration to be determined.

Air Quality

Criterion C16 – Impact on AQMAs.**D**

No direct impact on AQMAs.

Economic development

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

As a relatively large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy; it will maintain local employment during working and the restoration to agriculture will provide on-going benefits also. Score of 'D'.

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Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.	C	D
Waterditch Farm to north and Burton Village to west, both with 300m; properties to the south screened by railway embankment. Noise attenuation and visual screening will mitigate most of impacts.		

Criterion C19 - Impact on existing settlements.	C	D
Burton Village to west, both with 300m; properties to the south screened by railway embankment. Noise attenuation and visual screening will mitigate most of impacts.		

Airport Safety

Criterion C20 - Impact on airport safety	B	C
Site is some 6km from airport and may feature wetland restoration – to be determined.		

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.	B (A)?
Site is immediately adjacent to allocated site in Hampshire and just to the north of urban extension of Christchurch. Other mineral development in the locality.	
The proposal lies north of a site allocated for development in the Christchurch and East Dorset Local Plan – Part I Core Strategy under Policy CN1 Christchurch Urban Extension of 950+ dwellings. Traffic from this development will add to traffic levels on the A35 and B3347.	

Carbon Emissions

Criterion C22 - Impact on carbon emissions	B
Site will be accessed by lorry/road, although conveyors may be used on site.	

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Recreation/Access

Criterion C23 – Impact on recreational land

E

Site is agricultural land and has no formal or informal recreation use. Part of the site may be used as Suitable Alternative Natural Greenspace for the benefit of the housing proposed to the south.

Criterion C24- Impact on public rights of way

B

Footpath runs along eastern edge of site and bridleway along northern boundary of site. However, this may need to be diverted during working of the site.

Criterion C25 - Are the access proposals acceptable

D

While this large site is within Dorset, it is expected that the traffic from it will access the highway network on the A35 Lyndhurst Road in Hampshire. A portion of the traffic will turn south from that access and enter Dorset on the A35 which will need to be assessed within any Transport Assessment.

Roads to the west of the site are narrow, residential and unsuitable for the high level of traffic that this site would generate. In the case of Hawthorne Road and Summers Lane they may also be undergoing significant change as part of the urban extension site at Roeshot Hill being proposed within the Christchurch and East Dorset Local Plan.

Provided that the site has a suitable access onto the A35 Lyndhurst Road (to be determined by Hampshire County Council), the site has direct access to the strategic network and has been given a D rating.