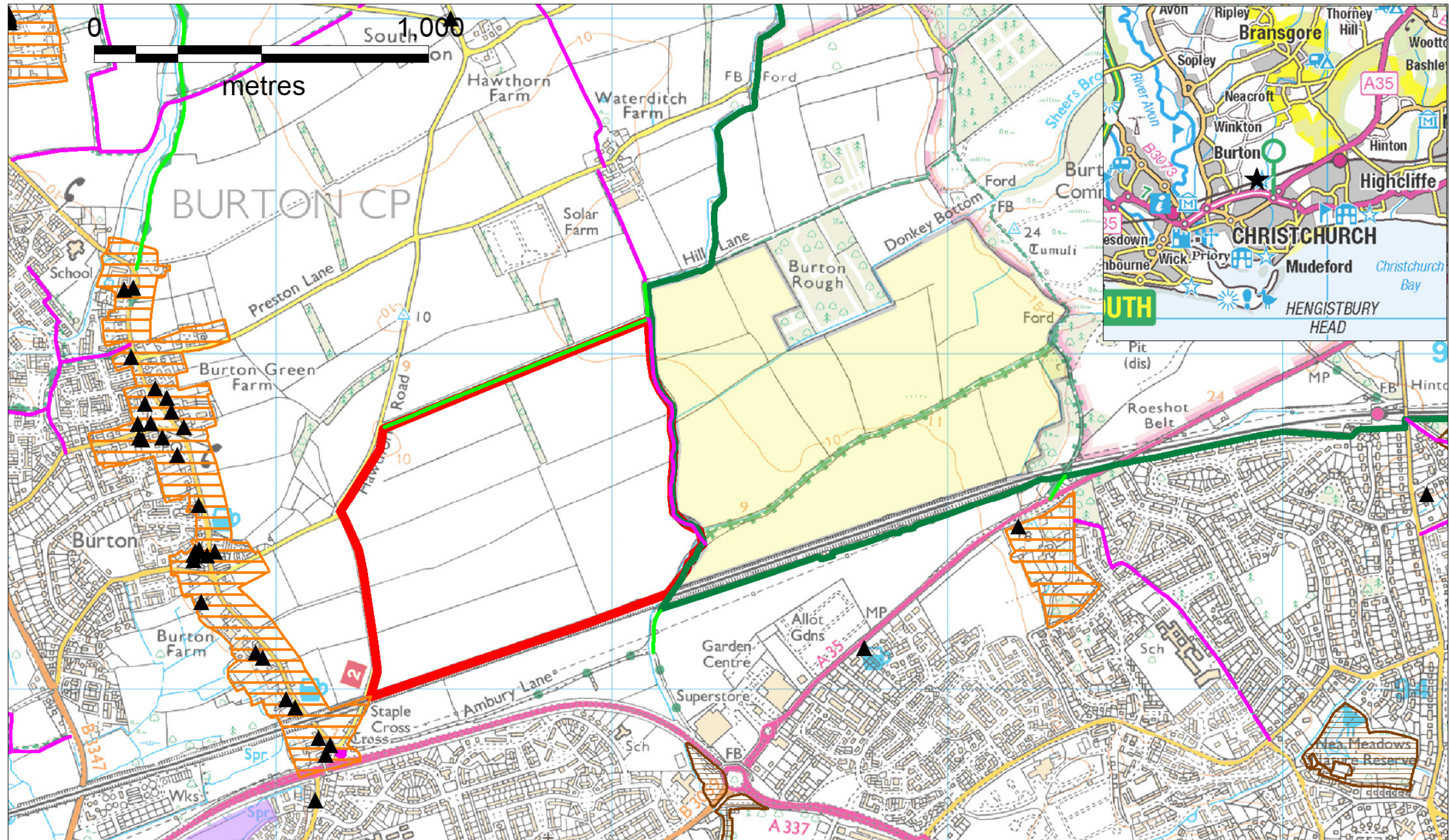






Bournemouth, Dorset and Poole Draft Mineral Sites Plan






Site Assessment of AS13 - Roeshot



AS13 - Roeshot Quarry

-  Nominated site
-  Hampshire Allocated Site
-  Public Right of Way - Footpath
-  Public Right of Way - Bridleway

-  Conservation Areas
-  Authority boundary
-  Scheduled monument
-  Listed building

-  SSSI
-  SPA
-  SNCI
-  SAC
-  Ramsar

 Site location on Inset Map

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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Site Information

Site Location	Land to the east of Burton, and north of the A35 at Christchurch Grid Reference: SZ 177 950
District/Borough	Christchurch Borough Council
Parish/Town Council	Burton CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Nominee/Landowner: Meyrick Estate Site is adjacent to existing sand and gravel quarry in Hampshire, and is to be worked as an extension of that quarry.
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Site is proposed as extension to quarrying operations to the east, in Hampshire. No known previous mineral interest/working.
Legal or time-related constraints	None known.
Access to markets?	Close proximity to Bournemouth, Poole and Christchurch – these are expected to be the main markets but quarry would also serve towns south of New Forest National Park and other areas.
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	Site is largely within Zone 1, but part of it is within Zones 2 and 3, part of the floodplain of the River Mude. Site is proposed for sand and gravel working which is compatible with fluvial floodplains. This will be taken into consideration at the planning application stage, in the design of the quarry working area and hydrology/hydrogeology – and also restoration.
Proof of mineral present?	Yes – site has been drilled
Development proposed	Extraction of sand and gravel and restoration to a combination of agricultural land and nature conservation (woodland/grassland), using imported inert fill. Site area is approximately 74 ha Estimated reserve is approximately 3,500,000 tonnes Estimated annual output is 150,000 – 200,000 tpa Expected life of site is approximately 15 years
Description of Site	Site is agricultural land, bounded by the Hampshire/Dorset boundary to the east and the railway embankment to the south. Burton village lies to the west. The site is adjacent to, and is proposed to be worked as a western extension of the quarry workings in Hampshire. Mineral from the proposed site would be transferred to the existing processing plant in the Hampshire part of the current quarry. Access will remain in Hampshire, through the New Forest National Park, onto the A35. No intensification of working is expected, as the Hampshire and Dorset sides of the quarry would not be worked simultaneously.
Summary of Site Designations/Constraints	River Mude runs along eastern boundary of the site, and the river and groundwater flows must be protected. Burton Conservation Area, with Listed Buildings, lie to the west.
Relevant Local Planning Policy	Christchurch and East Dorset Local Plan – Part 1 Core Strategy. Adopted April 2014 Area lies within Policy KS3 – Green Belt. Saved Policies ENV18 (SP), H13 (SP) and H14 (SP) all apply.
Residential properties and other land uses in the vicinity of the site	Cottage within 100m to south-west, but railway embankment forms strong visual and auditory protection. 50+ dwellings within 250m to the south, west and south-west of the site. Northern Somerford, including two schools, retail uses and several hundred house to the south of the A35, within 500m of southern edge of site. Well screened by embankment. Proposed Christchurch northern extension, c. 950 houses, south of embankment.

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Traffic Generation & Access Considerations	<p>Hampshire County Council are currently considering an application for quarrying on the Hampshire part of the overall site. Should the current application be approved by Hampshire County Council, it is expected that the Dorset side would be worked as an extension of the Hampshire quarry.</p> <p>Access will be through the Hampshire side of the site directly onto the A35, and the processing plant will remain on the Hampshire side.</p> <p>The Hampshire and Dorset sides would not be worked simultaneously, so there would be no intensification of traffic generation, should the Dorset side ultimately be worked.</p> <p>It is expected that there would be around 80 lorry movements per day to remove the aggregate. Importing inert waste for restoration, if this is implemented, would increase the number of movements.</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.

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 1 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.	
<p>Possible Mitigation:</p> <p>Impacts on biodiversity, especially Damselfly, have already been considered with mitigation identified and to be implemented through the Hampshire application. This will be reviewed and updated as required at the planning application for the Dorset side.</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: 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.	
Possible Mitigation: None specifically required, but provision should be made so that it will be possible to arrange such visits on request.	

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Site Assessment of AS13 - Roeshot

Topic: Landscape

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

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. 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.		
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. retention and management of existing hedgerows, appropriate new planting and bund screening, is recommended to reduce any residual impacts. This will be required as part of any planning permission granted. No further action considered necessary at this stage.		

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	
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 or Negligible Impact).		
Possible Mitigation: ensure screening is maintained and enhanced where necessary.		
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 (Significant Adverse Impact) to category D (No Significant or Negligible Impact).		
Possible 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.		

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

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Criterion C13 – Impact on surface waters.	A
The site runs adjacent to the River Mude.	
Possible Mitigation: Full hydrological assessment has already been carried out as part of the Hampshire application, with measures to protect groundwater and surface water flows, including the Mude, identified and to be implemented. It is expected that this will be reviewed when an application for the Dorset side is received.	

Criterion C14 - Impact on flooding or coastal stability.	D
Part of the site is covered by FRZ2/3, but processing plant is on FRZ1.	
Possible Mitigation: Aggregates can be quarried in Flood Zones 2 and 3 if necessary. It is not known at this stage whether this part of the site will be developed or not - full hydrological assessment to accompany planning application, and all appropriate mitigation to be identified and implemented, with input from Environment Agency. 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).	C
Site comprises Grade 2 (BMV) 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.	
Possible Mitigation: Soils will be protected during working and restoration could land back into agricultural production. In conjunction with this, areas of the site will be restored to a nature conservation use.	

Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.	D
No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies. Dorset County Council 21 October 2013	
Possible Mitigation: 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.

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.	B	D
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 and the restoration to agriculture and nature conservation will provide on-going benefits also.		
Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times.		
Partial restoration to nature conservation use would reduce agricultural output but provide alternative benefits, potentially including public access/tourism and reduction in nitrates in surface/groundwater.		
Score of D – No Significant or Negligible Impact – applies		

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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 will be required as part of any planning permission granted. No further action considered necessary at this stage.

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.	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.		
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	B	C
Site is some 6km from airport and may feature wetland restoration.		
Possible Mitigation: It is expected that any potential airport safety impacts will be addressed through the development of the Hampshire side of the site. such measures would form part of the development of the Dorset side.		

Criterion C21 - Effects on cumulative impacts.	B
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 1 Core Strategy under Policy CN1 Christchurch Urban Extension of 950+ dwellings.	
One of the key cumulative impacts will be on traffic levels in the area, including both quarry traffic and traffic associated with built development, and traffic from this development will add to traffic levels on the A35 and B3347.	
Possible Mitigation: The proposal will include mitigation for visual and noise impacts, following guidance and best practice. Since the processing plant and the access will remain on the Hampshire side, and gravel extracted on the Dorset side will be processed and exported through the existing facilities, potential cumulative impacts are being dealt with now and are not expected to change if/when the Dorset side is worked. No intensification of working is expected, and the Hampshire/Dorset side will not be worked simultaneously.	

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 be accessed by lorry/road, although conveyors may be used on site.	
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	E
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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.

Possible Mitigation: None considered necessary.

Criterion C24- Impact on public rights of way

B

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

Possible Mitigation: Potential impacts on footpath/public access will be identified at planning application stage, and appropriate mitigation identified.

Topic: Social Considerations – Vehicular Access

SA Objectives: To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts

To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.

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 (No Significant or Negligible Impact) rating.

As the situation has not changed since the previous submission, there are therefore no highways objections.

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.

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Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
<ul style="list-style-type: none"> Highways England 	<p>MSAD 2008: This site constitutes 74ha of greenfield agricultural land to the north of Christchurch and east of Burton. It is bordered to the south by the main Bournemouth to Waterloo railway line which may offer sustainable alternatives to road freight. Land further to the east within Hampshire has been identified as a preferred area for gravel extraction within the emerging Hampshire Minerals Plan. The site would form an extension to this proposed site. Access is proposed off the A35 which leads to the M27 to the north east and also provides a connection to the A338 and northwards to the A31. The document estimates up to 160 movements per day and therefore the Agency would expect a Transport Assessment to be completed in order to assist in making an assessment of the likely impact on the SRN.</p> <p>Mineral Sites Plan Consultation Document 2013-2014: Even where estimations on traffic volumes thought likely to arise from the sites have been given, and as explained earlier, the lack of additional information on trip distribution, assignment and impact on the operation of nearby trunk road junctions means that the Agency is unable to make any substantive or detailed comments on the acceptability of the proposals.</p> <p>AS13 (Phillip's Farm Roeshot): significant volumes of HGVs per day are predicted and appear most likely to reach the trunk road at the Townsend Roundabout</p> <p>Draft Mineral Sites Plan 2015: With regard to sites AS13 we would have some concerns due to its proximity (3,1 miles from the A31(T)) and would need to see more information relating to trip generation and distribution, particularly at Townsend Roundabout.</p> <p>Draft Mineral Sites Plan Update 2016: We are generally concerned that potential traffic impacts of any proposals coming forward through the minerals plan should be fully assessed during the plan-making stage. We note that the potential for significant traffic flows arising from the allocation of additional minerals sites will have cumulative and interlinked transport impacts upon the SRN with that traffic arising from development considered within the Local Plan process. In this regards both adopted and emerging Local Plans within Bournemouth, Poole and Dorset are relevant.</p> <p>In light of the above we would recommend that work is undertaken, in conjunction with Highways England, to assess the cumulative impact of any newly proposed minerals allocations or any cluster of smaller sites arising from the Minerals Plan to enable the consideration of potential cumulative transport impacts upon the SRN. We would also welcome the requirement for any subsequent planning applications submitted within an area of search to include a Transport Assessment or Transport Statement.</p> <p>Any infrastructure needs arising from this assessment should be discussed and agreed with Highways England prior to adoption of the Minerals Local Plan.</p>
<p>Further work required?</p>	<p>Comment: This site is the western part of the larger Roeshot site, the eastern part of which is in Hampshire. An application for the development of the Hampshire site is currently under consideration, and it is assumed that Highways England has been consulted. A full Transport Assessment has been carried out and submitted a part of the EIA.</p> <p>The access to the Hampshire site, providing access directly onto the A35, will be used during working by the Dorset side, should the Dorset side be ultimately included in the Mineral Sites Plan and be given planning permission. The Dorset and Hampshire parts of the site will not be worked simultaneously, so there will not be any intensification of traffic movements.</p> <p>It is therefore considered that, provided the Hampshire site receives planning permission, no further work will be required for the Dorset development.</p>

Public Rights of Way	
<ul style="list-style-type: none"> DCC Rights of Way 	<p>There are several DCC public rights of way nearby or adjacent: E61 – Bridleway 70; E63 – Bridleway 36; E63 – Footpath 26; E61 – Bridleway 40 E63 bridleway runs along the northern edge of the site. E63 footpath runs along eastern edge of the site. Further details regarding access are required before detailed assessment can be made.</p>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
<p>Environment Agency</p>	<p>No objection, provided following site specific comments are taken into account, which includes some concern in relation to flood risk issues.</p> <p>Flood Risk: We have some reservations about the proposed allocation of this site for sand and gravel extraction. Approximately half the site lies within Flood Zones 2 & 3. The River Mude, designated a 'main' river, flows in an southerly direction adjacent to the eastern boundary of the site. Given the flood risk any sand and gravel extraction operations at the site is likely to be affected by flooding.</p> <p>The use of the excavation for attenuation of flooding on the River Mude through Christchurch should be investigated as part of the sustainability appraisal.</p>

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>There are parts of the site that fall within Flood Zone 3. Although sand and gravel workings are deemed to be 'water-compatible development' and generally considered appropriate within the flood plain a Sequential Test may be needed to determine whether there are any other sites with lower flood risk, before it could be taken forward to the next stage of the site allocations document. The Local Authority SFRA may be used as a guide for allocation however this is Level 1 so is not a detailed assessment. A more detailed strategic Flood Risk Assessment may therefore be required to determine the FZ3 and FZ3b outlines, should it be proposed to carry it forward to the next stage. Any processing plant and ancillary infrastructure should be sited outside of Flood Zones 2 & 3.</p> <p>Our prior written Flood Defence Consent is required under the Water Resources Act and Land Drainage Bylaws for all works in, under, over or within 8m of the Main River. 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>It is important that an adequate buffer strip, between the working area and the 'main' River Mude, is maintained throughout the extraction working phase(s). Typically, a 30 metre wide buffer strip is considered appropriate between the working area and a 'main' river.</p> <p>A Flood Risk Assessment (FRA) will be required in support of any future planning application. Therefore please see our general comments above on FRA guidance; applicants and developers responsibilities; and Flood Defence Consents.</p> <p>Groundwater: We have no objection in principle to the proposed site allocation from a groundwater protection perspective. However, consideration should be given to any possible impact on groundwater recharge, flows and levels. This should be taken into account along with the points given in our general comments above relating to groundwater issues.</p> <p>Studies required/issues to consider</p> <ul style="list-style-type: none"> • Hydrogeological assessment – at planning application stage. • Flood Risk Assessment – as part of site allocation process? • Ecological study if water features present in site – at planning application stage. • Protect and enhance water features in site. • Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy. <p>Flood risk issues should be included in the list of Development Considerations for this site.</p>
<ul style="list-style-type: none"> • Lead Local Flood Authority (LLFA) - DCC 	<p>AS13 Roeshot Site Assessment - No grounds for objection, subject to detail:</p> <p>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 & 3 (medium & high) and the floodplain of the Main River Mude, along the eastern boundary and within the south-eastern corner. This fluvial flooding may be attributed to the capacity of the structure or bridge which carries the elevated railway line over the Main River channel.</p> <p>The site is also shown to be at some theoretical risk of surface water flooding, by relevant mapping, which indicates isolated ponding to the south-east and an overland flow path aligned along the northern boundary, during severe rainfall events (1:100/1000yr).</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. Prior permission (Environmental Permit) may be required from the EA as regulator, for any works in proximity to or impacting upon the adjacent Main River, or associated floodplain.</p>

Landscape & Visual Impact	
<ul style="list-style-type: none"> • Dorset County Council (Tony Harris) 	<p>Impact on Designated Landscapes: Less significant adverse impact.</p> <p>Capacity of the landscape to accommodate the proposed development: 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.</p>

Nature Conservation – Biodiversity Impacts	
<ul style="list-style-type: none"> • Natural England comments 	<p>2014: The 'in combination' test relating to potential effects on international sites from displacement is important. The recreational displacement effects of other developments and potential developments (mostly residential development) are now controlled through planning policy, and policies in local plans and the Dorset Heathlands Planning Framework SPD 2012-2014 prevent a net increase in recreational pressure to the</p>

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Nature Conservation – Biodiversity Impacts

heaths. Mineral related developments that could also lead to recreational displacement need to be taken into consideration through the in-combination test of the Regulations and cannot be ignored simply because the effects from these numerous small residential developments are now avoided (through mitigation and avoidance measures required through local plan policy and the SPD).

2015: There should be a better explanation of how the Roeshot SANG requirement integrates with the minerals allocation. It is possible that the SANG requirement would affect if or when the southernmost part of the allocation is exploited – it is not just a question of SANG use as restoration. Provision to accommodate such an eventuality, if required, needs to be included in the Sites Plan.

Agricultural Land Classification

- **DCC Minerals Team**

Entire site is Grade 2 agricultural land