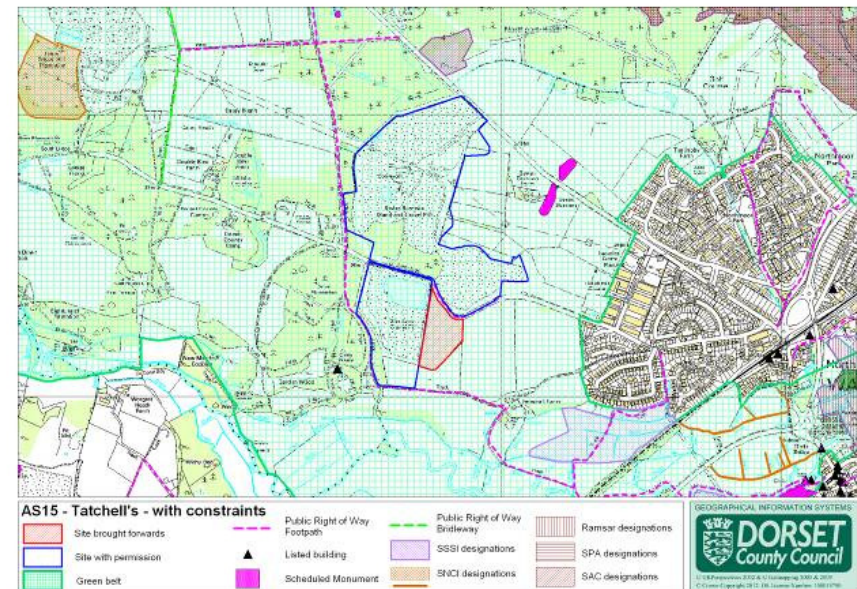


Site Assessment Pro Forma: Tatchell's Extension AS15

Site Information	
Site Location	Tatchells – North West of Wareham
Grid Reference	SY907882
Administrative Area	Purbeck District Council
Parish	Wareham Town Council
Site Nominee(s)	Aggregate Industries
Agent	None
Proposed development	Extraction of sand and gravel
Site Area	2.5ha
Estimated annual output (tpa)	100,000
Estimated reserve	380,000 tonnes
Expected life of operation	3-4 years
Existing land use	Agriculture
Landscape character	
Proposed Restoration	Agriculture
Access	Via existing site entrance
Estimated Traffic Movements	40 (20 in and 20 out) movements per day



Site Assessment Pro Forma: Tatchell's Extension AS15

Biodiversity.

Criterion C1 - Impact on European/international designations.	D
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No comment

Dorset County Council 25.10.13

Criterion C2 - Impact on areas used by Annex I bird species.	D
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No comment

Dorset County Council 25.10.13.

Criterion C3 - Impact on national designations.	D
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No comment

Dorset County Council 25.10.13

Criterion C4 - Impact on protected species.	C
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It is possible that there are common protected reptile populations around the existing field margins. Mitigation would likely be straightforward.

Dorset County Council 25.10.13.

Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
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No comment

Dorset County Council 25.10.13.

Geodiversity

Criterion C6 - Impact on geodiversity.	D
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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

Site Assessment Pro Forma: Tatchell's Extension AS15

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.**D**

The site is considered unlikely to be visually intrusive being screened from the residential areas of Wareham and Northport by a ridge of high land. Appropriate mitigation will be required along the boundaries of the site.

Dorset County Council 23 October 2013

Criterion C9 – Impact on historic landscapes.**D**

The site is currently under agriculture, and historically it was presumably heathland. There is map evidence of quarrying here (undoubtedly on a much smaller scale) from the 19th century.

Dorset County Council 31/10/2013

Historic Environment

Criterion C10 – Impact on historic buildings.**D**

The nearest listed building, Carey House, is hidden from the site by wooded areas so there is no significant effect on the listed building.

Assessment D – no significant impact.

Dorset County Council 22/10/2013

Criterion C11 – Impact on archaeology.**C/D**

Assuming the site was heathland until relatively recently, I suspect its archaeological potential is low. However, the Dorset Historic Environment Record records the presence of 19th century quarries on and around the site, so it would be appropriate for the applicant to check whether there are any remains of industrial archaeological significance of or associated with this quarrying on the site. If there are not, I think it likely that the impact would be category D. I suspect that if such remains were present, then provided that appropriate recording took place before development, the impact would be category C.

Dorset County Council 31/10/2013

Site Assessment Pro Forma: Tatchell's Extension AS15

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.	C
Site overlies secondary Aquifer.	
Environment Agency 27 February 2013	

Criterion C13 – Impact on surface waters.	A	B
Graded A due to a pond being within 50m of site, however, depending on the nature of this pond, this criterion could be reduced to a lower impact level. River Piddle within 250m of the site boundary.		
Environment Agency 27 February 2013		

Criterion C14 - Impact on flooding or coastal stability.	D
No impact on flooding.	
Dorset County Council 21 October 2013	

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	D
Site is poor quality agricultural land.	
Dorset County Council 21 October 2013	

Air Quality

Criterion C16 – Impact on AQMAs.	D
No AQMAs directly affected.	
Dorset County Council 21 October 2013	

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Economic development

Criterion C17 - Impact on economic development.	D
Site is relatively small but will make a positive contribution to the local and wider economy through direct employment and the provision of aggregate. Restoration to agriculture will offer on-going contribution.	
Dorset County Council 21 October 2013	

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.	C	D
Residences within 250m radius – screening (visual and noise attenuation bunding) would significantly limit the impact of the site working.		
Dorset County Council 21 October 2013		

Criterion C19 - Impact on existing settlements.	D
Wareham is the closest settlement, to the east of the site and approximately 450m at it s closest. Screening (visual and noise attenuation bunding) would significantly limit the impact of the site working.	
Dorset County Council 21 October 2013	

Airport Safety

Criterion C20 - Impact on airport safety	D
Site is approximately 22 km from airport and proposed for dry working and restoration.	
Dorset County Council 21 October 2013	

Site Assessment Pro Forma: Tatchell's Extension AS15

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

There is other mineral working in the vicinity, both existing and proposed as well as waste management. The proposed site is an extension to existing mineral working/waste disposal.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will also add to general traffic levels in / around Wareham.

Dorset County Council 21 October 2013

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

The site will rely on road access.

Dorset County Council 21 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

Site is currently agricultural land and does not contain any recreational use, either formal or informal.

Dorset County Council 21 October 2013

Criterion C24- Impact on public rights of way

C**D**

Footpath runs adjacent to the northern edge of the site. It runs in the road, hedge offers some screening, could be allowed to grow further to screen completely.

Dorset County Council 21 October 2013

Site Assessment Pro Forma: Tatchell's Extension AS15

Criterion C25 - Are the access proposals acceptable	C
<p>This proposal is for an extension to existing extraction at Tatchells Quarry. 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 Tatchells rather than operating in parallel to it. The site has therefore been given a C rating.</p> <p>Should the site intensify movements to Tatchells any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.</p> <p>Dorset County Council 29 October 2013</p>	