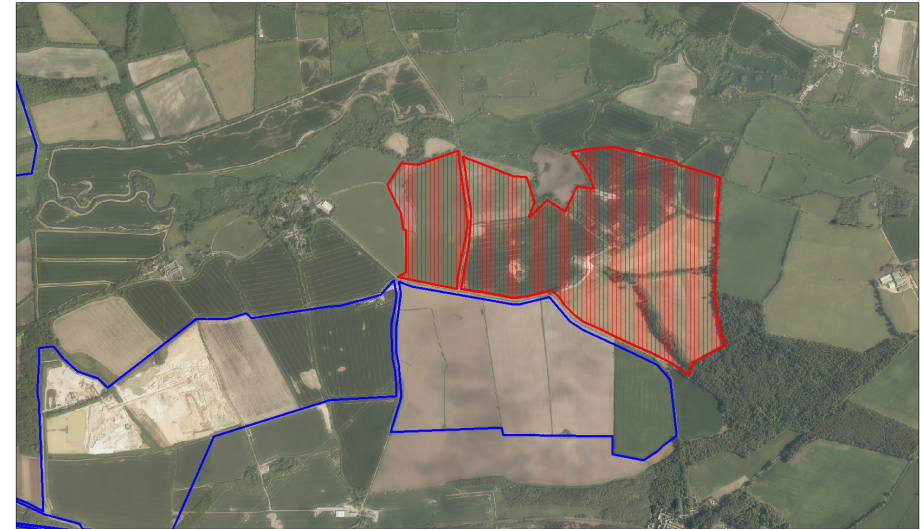


Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Site Information	
Site Location	Woodsford Lower Dairy, Woodsford
Grid Reference	SY 776 904
Administrative Area	West Dorset District Council
Parish	Woodsford CP
Site Nominee(s)	Woodsford Farms
Agent	DK Symes Associates
Proposed development	North east extension to Woodsford Quarry
Site Area	Approximately 90ha
Estimated annual output (tpa)	200,000 – 250,000 tonnes
Estimated reserve	2.1 mt
Expected life of operation	Approximately 10 years
Existing land use	Agriculture
Landscape character type	Valley Pasture
Proposed Restoration	Agriculture/wet grassland/lakes
Access	Via existing quarry
Estimated Traffic Movements	No change on current

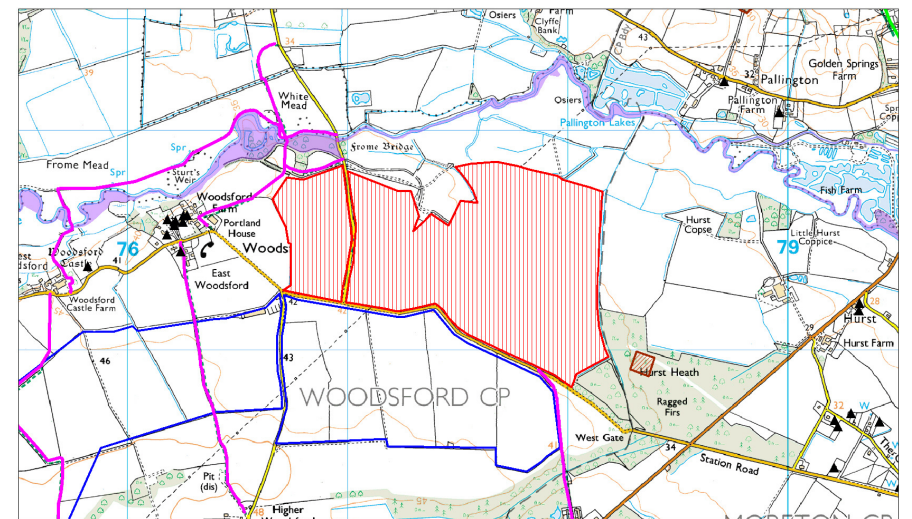


AS19 - Woodsford extension - aerial view

- Nominated minerals site
- Sites with existing planning permission

GEOGRAPHICAL INFORMATION SYSTEMS

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AS19 - Woodsford extension - constraints

- Site nomination
- SSSI
- Public footpath
- Sites with existing planning permission
- SNCI
- Public bridleway
- Listed buildings

GEOGRAPHICAL INFORMATION SYSTEMS

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Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Biodiversity.

Criterion C1 - Impact on European/international designations.

E

The permanent change from intensive agriculture from mineral extraction restored to extensive grassland and water bodies would be likely to result in a significant reduction in nitrate levels in receiving waters of the R. Frome, groundwater and Poole Harbour (SPA and Ramsar). If this can be secured there would be strategic nature conservation gain. In addition, reduction in intensive agricultural management of the fields between the proposed extraction area and the R. Frome would be an additional significant gain, prevent more direct runoff of fertiliser into the river and onward to Poole Harbour.

Dorset County Council 25.10.13

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

D

No comment

Dorset County Council 25.10.13

Criterion C3 - Impact on national designations.

E

See comments on C1 above

Dorset County Council 25.10.13

Criterion C4 - Impact on protected species.

D

No comment

Dorset County Council 25.10.13

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

D

No comment

Dorset County Council 25.10.13

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

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 26.11.2012	

Criterion C8 – What is landscape capacity to accommodate proposed development.	C
The landscape is open and agricultural in character and development has the potential to impact on the openness of this landscape. Existing and new hedgerows and blocks of woodland provide an element of natural screening which would assist in the mitigation of any quarry development.	
Dorset County Council 26.11.2012	

Criterion C9 –Impact on historic landscapes.	A	→	D
The site lies in the broad lower section of the valley of the river Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation. On the flat lands close to the river itself, extensive systems of watermeadows were constructed from the 18th century onwards. The impact on the watermeadow systems in particular needs to be assessed and evaluated (see criterion C11). Only when this has happened would the impact on the historic landscape be understood – at present it could be anywhere from category A to category D.			
The Hardy associations of this landscape have been discussed under Criterion C10.			
Dorset County Council 31/10/2013			

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Historic Environment

Criterion C10 – Impact on historic buildings.

D

A cluster of listed buildings, all Grade II, are located to the west of the proposed site. However it is considered that the field located between the historic buildings and the site will create a buffer sufficient that there will be no impact from site to the buildings.

The restoration proposals are sufficient to conform with the literary associations of this part of Dorset, in particular the Valley of the Dairies character created by Thomas Hardy. There is an opportunity, identified by the County Ecologist to enhance the water meadow management of land beside the river and thus enhance the historic environment of this proposal.

D – no significant impact

Dorset County Council 22/10/2013

Criterion C11 – Impact on archaeology.

A

→

D

First, two comments on the proposal. Section 8.13 refers to 'appropriate survey work' in accordance with PPG16 – agreed. The statement that there was little of significance on the adjoining Woodsford site is true for the nearest parts of the latter, but on the western part of that site significant prehistoric and Roman material was found.

Frome Bridge, which is protected as a Scheduled Monument, lies to the north-west. There is potential for surviving earthworks and structures associated with the management of watermeadow systems.

Firstly, the presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Frome Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated 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.

Dorset County Council 31/10/2013

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.	B	C
Site is within 250m of licensed water supplies. Overlies secondary aquifer. Does not affect any SPZ. Environment Agency 27 February 2013		

Criterion C13 – Impact on surface waters.	A
Objection made in 2008 still stands. The proposal could also impact the River Frome SSSI and how it functions with the floodplain. Proposals would need to consider compliance to the Water Framework Directive. Need to consider compliance to the Restoration Plan for the River Frome and its floodplain. Extensive site. River Frome runs north of the site boundary, and there are many other watercourses within and near the site. A hydrological assessment will be needed. In terms of surface waters impact, a watercourse is located on boundary and drains within the site, so Criterion A applies. Environment Agency 27 February 2013	

Criterion C14 - Impact on flooding or coastal stability.	D
Small amount of northern part of site is covered by FRZ 2+3. Dorset County Council 21 October 2013	

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	C
Much of the site is classified as poor agricultural land although some is moderate good and very good. Soils will be protected during working and restoration could bring BMV land back into agricultural production. In conjunction with this, areas of the site will be restored to a nature conservation use. Dorset County Council 21 October 2013	

Air Quality

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

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

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 and nature conservation will provide on-going benefits also.

Dorset County Council 21 October 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.**C**

Residences within 250-500m. The site is large enough that it should be possible to screen these residences satisfactorily, using mitigation such as visual and noise attenuation bunds.

Dorset County Council 21 October 2013

Criterion C19 - Impact on existing settlements.**D**

Crossways is approximately 1.3km to the south and Higher Woodsford some 900m. East Woodsford is within 500m to the east, Tincton some 700m to the north. Site is well screened by existing hedges/trees. The site is large enough that where necessary it should be possible to screen any negative impacts satisfactorily, using mitigation such as visual and noise attenuation bunds.

Dorset County Council 21 October 2013

Airport Safety

Criterion C20 - Impact on airport safety**E**

The site is some 35 km from the airport and not considered to be a threat.

Dorset County Council 21 October 2013

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

The site is an extension to a current aggregates quarry, in an area where there is other aggregate working both existing and proposed.

The proposal is within 5Km of a site to the south of Crossways village allocated in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013), (Policy CRS1) for residential (500 dwellings) and employment (3.5Ha) development. Traffic arising from the new development will add to general traffic levels on the B3390.

Dorset County Council 18 October 2013. 23 October 2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B/C

Site will rely on road transport, although conveyors will be used to move material to the processing plant within the site.

Dorset County Council 21 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

Site is agricultural land – it does not include any formal/informal recreational land, apart from footpath crossing it.

Dorset County Council 21 October 2013

Criterion C24- Impact on public rights of way

B

Footpath crosses the site and will need temporary/permanent diversion. Opportunities for increased public access following restoration, to be considered.

Dorset County Council 21 October 2013

Site Assessment Pro Forma: Woodsford (North East Extension) AS19

Criterion C25 - Are the access proposals acceptable

C

This is a large site of approximately 90 hectares located to the north of the C33 road through Woodsford. While no estimation of vehicular trips were given, the estimated annual output of 200,000 to 250,000 tonnes could reasonably generate 100 trips or more per day. The surrounding highway network is narrow and tortuous in nature with few passing areas and limited forward visibility. There would be likely to be a strong highway objection to this scheme were it to proposed to use any of these local roads.

However, if the workings were to involve a haul route or routes that resulted in materials leaving the area by the existing Hill's site, immediately west of the level crossing there may be a way forward. This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It would also need to consider the Highways Agency concerns with regards to movements to the A35T.

Access will be via the existing Hill's site and therefore a C rating is appropriate.

Dorset County Council 29 October 2013