

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28


Site Information	
Site Location	Puddletown Road, Gallows Hill
Grid Reference	SY 851 909
Administrative Area	Purbeck District Council
Parish	Bere Regis CP/East Stoke CP
Proposed development	Extraction of sand/gravel
Site Area	Approximately 117 hectares
Potential annual output (tpa)	100,000 - 150,000 tonnes <u>estimated</u>
<u>Estimated</u> reserve (Site A only – Site B currently unknown)	1 million tonnes
Expected life of operation (Site A)	Approximately 10 years
Existing land use	Predominantly agriculture
Existing Agricultural Land Classification	Mainly 4 (poor quality agricultural land), part in 6 (non-agricultural).
Proposed Restoration	Not known at present
Access	Directly on to adjacent roads, no more detail known at present
Estimated Traffic Movements	Possibly 40-60 HGV movements per day, to/from Masters Pit to the south

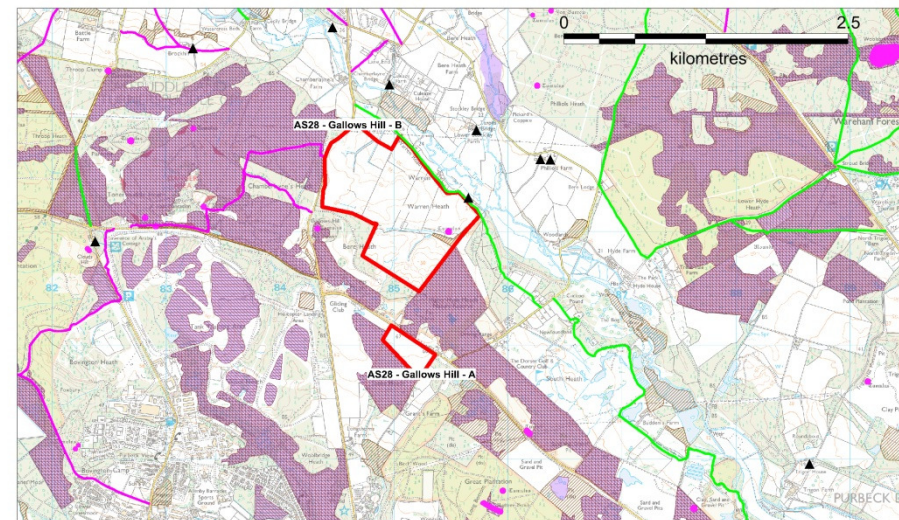


AS28 - Gallows Hill, Puddletown Road - Aerial view

OS Grid Ref. SY 797119

Nominated site


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AS28 - Gallows Hill, Puddletown Road - Constraints

Nominated Site
 Public Right of Way - Footpath
 Public Right of Way - Bridleway
 Scheduled Monument
 Listed buildings
 SSSI, SAC, SPA, Ramsar

SSSI
 SAC
 SPA
 Ramsar

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Biodiversity.

Criterion C1 - Impact on European/international designations.	A	&	E
<p>Site A This part of the proposed site is adjacent to the designated heathland SAC/SPA/Ramsar. At present the effect of working Site A on the adjacent mire which flows into the heathland sites is unknown and further hydrological studies would be needed to rule this out/inform mitigation. However, restoration to heathland/acid grassland after mineral extraction would be a significant conservation gain as part of the Puddletown Road Policy Area. Development of this area is rated 'A' until further assessment is carried out, and it is determined whether appropriate and adequate mitigation can be applied.</p> <p>Site B This site is also adjacent to the designated heathland sites but likely to be less connected hydrologically. Careful design could ensure no impact on the European sites, and restoration to heathland after mineral extraction would be a significant conservation gain as part of the Puddletown Road Policy Area, as well as helping reduce nitrate levels in Poole Harbour by removing land from agricultural production. Following further assessment and careful site design, with restoration to a use such as heathland, this site could be rated 'E'.</p> <p>Dorset County Council 27/5/16</p>			

Criterion C2 - Impact on areas used by Annex I bird species.	A
<p>Area A and B Surveys would be needed to determine how both areas are being used by Annex I bird species as this information is not yet known.</p> <p>Of particular importance to Area A as this is more connected to the adjacent designated heathlands. Mitigation would need to include phasing of work, enhancement/creation of suitable habitat off site or reduction of site boundary to avoid key areas.</p> <p>Until further assessment carried out, both sites rated 'A'.</p> <p>Dorset County Council 27/5/16</p>	

Criterion C3 - Impact on national designations.	C/E
<p>Area A and B Both areas are adjacent to SSSI heathland and surveys would be needed to determine how connected the proposed areas are to the SSSI in terms of habitat and species.</p> <p>Mitigation of any effects on the SSSI could include buffer strips at the edge of the site, as well as enhancement of the SSSI habitat. Restoration to heathland after mineral extraction has potential for significant conservation gain and for this reason this criterion is classified C/E.</p> <p>Dorset County Council 27/5/16</p>	

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Criterion C4 - Impact on protected species.	C
<p>Areas A and B Surveys would be needed to determine how both areas are being used by protected species such as European and common protected reptiles, badgers, dormice etc. These surveys would guide appropriate mitigation to ensure no adverse impact on these species.</p> <p>Both sites rated 'C', subject to further assessment.</p> <p>Dorset County Council 27/5/16</p>	

Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	A	C
<p>Site A No Comment</p> <p>Site B Warren Heath Bog would be destroyed if the current boundary of this site was given permission. However if the boundary was redrawn around the edge of the SNCI then impacts would be minimal. For this reason the assessment of these impacts for C5 on Area B is 'A to C'.</p> <p>Dorset County Council 27/5/16</p>		

Geodiversity

Criterion C6 - Impact on geodiversity.	D
<p>Sites A and B</p> <p>It is not expected that specific scientific gains or geodiversity enhancements will result from quarrying of these sites, 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.</p> <p>Dorset County Council 4/7/16</p>	

Landscape

Criterion C7 - Impact on designated landscapes.	D
<p>Areas A and B</p> <p>No significant impact/negligible.</p> <p>Dorset County Council 1.6.2016</p>	

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Criterion C8 – What is landscape capacity to accommodate proposed development.

B

Areas A and B

Area A: The whole of this area lies within the Bovington/Affpuddle Heath/Forest Mosaic Landscape Character Area (Purbeck non AONB Landscape Character Assessment). It is a flat site but is open to glimpsed views from the Puddletown Road, particularly in the winter months and more distant views from the south in the Dorset AONB. Development could contribute to the overall cumulative landscape and visual impact of development along the Puddletown Road. Development could have a significant landscape and visual impact on the sites character and visual amenity. It is essential therefore that 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.

Area B: The whole of this area lies within the South Bere Regis Downs Landscape Character Area (Purbeck non AONB Landscape Character Assessment). This has key characteristics which emphasise the important open rolling arable fields, lanes lined by thick hedges and the low lying pastoral landscape associated with the adjacent Frome valley. It is stated as a landscape in good to moderate condition with the continuity of thick hedges interconnecting with significant blocks of mixed woodland contributing to this condition. The site has these key characteristics and it is also open to wide views from the road running along its western edge and the bridleway along its northern edge. The site has some important landscape value as open undeveloped agricultural land adjacent to the Frome valley.

Development could have a significant landscape and visual impact on its character and visual amenity. It is essential therefore that 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 1.6.2016

Criterion C9 –Impact on historic landscapes.

A

→

E

Areas A and B

Both areas are likely to have been heathland since the Bronze Age. This heathland formed part of the setting of the Scheduled Monuments referred to in C11.

Unsympathetic extraction and quarrying could have a significant negative impact on the setting of these Monuments, but there is the potential for an improvement in that setting through restoration to heathland.

Further assessment is required, and until this is carried out and the results considered and applied, the rating of this site could be anywhere from 'A' to 'E'.

Dorset County Council 10.6.2016

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Historic Environment

Criterion C10 – Impact on historic buildings.	
<i>To be assessed...</i>	

Criterion C11 – Impact on archaeology.		A	→	D
<p>Area A: The impact 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.</p> <p>Dorset County Council 10.6.2016</p>				
		A	→	C
<p>Area B: The eastern part of area B contains a Bronze Age barrow that is protected as a Scheduled Monument (1019367 - 'Bowl barrow on Warren Heath, 350m south west of Warren House'. Another barrow with the same protection lies not far from the area's south-west corner (1015343 - 'Bowl barrow on Gallows Hill').</p> <p>Theoretically, extraction within area B that destroyed the Scheduled Monument would be category A, but the protection afforded to this barrow and the setting of it and the nearby barrow means at least part of this site should be excluded from such quarrying.</p> <p>Serious consideration needs to be given to what quarrying here is feasible – through assessment and evaluation that considers the Scheduled Monument and their settings and also the impact on other below-ground archaeology. Continuing dialogue with Historic England is also important.</p> <p>If a compromise can be determined that allows some quarrying within a fraction of this area, the impact could perhaps drop to category C.</p> <p>Dorset County Council 10.6.2016</p>				

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.

A

→

D

Area A

The criteria classification for Area A should be 'A' as it is adjacent to a SAC/SPA/Ramsar/SSSI that is likely to be groundwater dependent.

However, provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar, there is no objection to Area A being proposed for minerals extraction. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.

Area B

The criteria classification for Area B should be 'A' as there is adjacent SAC/SPA/Ramsar/SSSI that is likely to be groundwater dependent.

No objection to Area B being proposed for minerals extraction provided there would be no significant impact on the River Piddle and any other watercourses in the vicinity, also provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.

Both sites

The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.

Both sites have a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.

Environment Agency 17 June 2016

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Criterion C13 – Impact on surface waters.

A

→

D

Area A

The criteria classification for Area A should be 'A' as there is a drain and pond within site. Subject to further assessment, it is expected that these can be safely relocated, should the site be developed for minerals extraction.

Area B

The criteria classification for Area 'B' should be 'A' as there are watercourses within site, also site adjacent to River Piddle

No objection to Area B being proposed for minerals extraction provided there would be no significant impact on the River Piddle and any other watercourses in the vicinity, also provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.

Both sites

The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.

Both sites have a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.

Environment Agency 17 June 2016

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Criterion C14 - Impact on flooding or coastal stability.	A	→	D
<p>Area A The criteria classification for Area A should be 'D' as it is in Flood Zone I</p> <p>Area B The criteria classification for Area B should be 'D' as it is in Flood Zone I</p> <p>No objection to Area B being proposed for minerals extraction provided there would be no significant impact on the River Piddle and any other watercourses in the vicinity, also provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.</p> <p>Both sites The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.</p> <p>Both sites have a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.</p> <p>Environment Agency 17 June 2016</p>			

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	D
<p>These two proposed sites comprise primarily 'poor' agricultural land along with other land not in agricultural use.</p> <p>Dorset County Council 5 July 2016</p>	

Air Quality

Criterion C16 - Impact on AQMAs.	D
<p>No AQMA is expected to be affected by this site.</p> <p>Dorset County Council 5 July 2016</p>	

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Economic development

Criterion C17 - Impact on economic development.

D

The site is currently grassland/forestry, and there is potential for restoration to heathland at a lower level, making a positive contribution to biodiversity. The site is currently (partly) used for agriculture. It is not known at this time whether this use will/can be resumed after quarrying. The working of this site will maintain supply of construction aggregate and maintain the provision of jobs (including skilled jobs) in the area. The working of this site is not expected to have a significant impact on local businesses/tourism, and is expected to make an overall positive contribution to the local economy.

Dorset County Council 5 July 2016

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.

A

There are residences and businesses adjacent to or in the vicinity of these proposed site areas, especially Site B. It is expected that existing vegetation will screen the site from the west, south and east but there will be views into the site from properties to the north, particularly those adjacent.

Further assessment will be required to assess the likely levels of impact and the mitigation, e.g. screening, stand-offs, required. It is expected that it will be possible to mitigate impacts.

Dorset County Council 5 July 2016

Criterion C19 - Impact on existing settlements.

E

Bovington Camp lies to the south-west and Bere Regis lies to the north of these areas. It is not expected that the development of these areas will have any impact, visual or transport-related, on existing settlements given that existing vegetation provides screening and aggregate from these areas is proposed for processing at Masters Pit.

Dorset County Council 5 July 2016

Airport Safety

Criterion C20 - Impact on airport safety

E

Site is approximately 25 km from Bournemouth Airport and wet working/restoration is not proposed.

Dorset County Council 5 July 2016

Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

The proposed areas would be an extension to an existing site in an area where there is other mineral working (along the Puddletown road), indicating an 'A' score. However, it is expected that the site would not be worked until existing working at Masters Pit are complete. It is expected that the aggregate would be moved by lorry, thereby increasing the level of lorry traffic on the Puddletown Road but the distance involved would be relatively short.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part I (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 add to general traffic levels in Wareham and on the A352.

Further development is being considered within 5km of the proposed sites, through the Partial Review of the Purbeck Local Plan.

Dorset County Council 5 July 2016

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

The site is currently a mixture of grassland and other agriculture. The proposed restoration would likely be either back to agriculture or to heathland, or some combination. The site will be accessed by road, with material being taken a short distance south to Masters Pit. It is not expected that there would be a permanent loss of vegetation.

Dorset County Council 5 July 2016

Recreation/Access

Criterion C23 - Impact on recreational land

D

The site is private land and has no formal or informal access right or recreational use. There could be opportunities to introduce public access following restoration. This justifies a score of a 'D', possibly mitigated to an 'E' if public access could be secured.

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Site Assessment Pro Forma: Gallows Hill, Puddletown Road - AS28

Criterion C24- Impact on public rights of way

C

Site A does not affect any rights of way. A bridleway runs along the northern edge of Site B, running adjacent to the site. It will require screening if the site is developed. There may be the possibility to achieve further public access as part of restoration. This justifies a score of a 'D', possibly mitigated to an 'E' if public access could be secured.

Dorset County Council 5 July 2016

Criterion C25 - Are the access proposals acceptable

C/D

Area A

It would be reasonable to expect the existing works entrance that lies immediately to the east of this site to be used. The verge at the end of the west bell-mouth radii shows signs of over-running, probably by the rear axles of longer vehicles and doesn't have an exit taper and this should be addressed.

Area B

This site has an existing entrance fitted with twin gates of poor quality set back from the edge of the carriageway. The vehicle crossing is in very poor condition in terms of width, gradient, construction and more importantly visibility (both directions) which is about half (approximately 75 metres) of what it needs to be on this fast section of road of national speed limit road. Visibility is made worse by the access lying on the inside of a long bend. Having said this, if the applicant were to control the land needed, improvements could probably be made to overcome these issues. It might also be that moving the access approximately 60 metres north would help matters further and might avoid the loss of a mature tree to the south.

It is expected that the issues identified can be overcome to provide a satisfactory access.

Dorset County Council 5 July 2016