

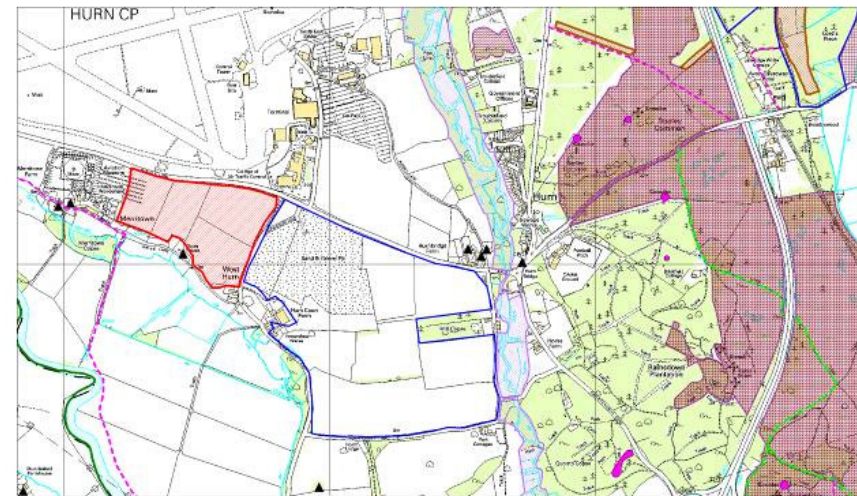
Site Assessment Pro Forma: Hurn Court Farm AS09

Site Information	
Site Location	Hurn Court Farm Quarry, West Parley
Grid Reference	SZ 115 971
Administrative Area	Christchurch Borough Council
Parish	Hurn CP
Site Nominee(s)	New Milton Sand and Ballast
Agent	Land and Mineral Management
Proposed development	Sand and gravel extraction (extension)
Site Area	14.2 ha
Estimated annual output (tpa)	70,000
Estimated reserve	600,000 tonnes
Expected life of operation	Up to 8 years
Existing land use	Agriculture
Landscape character type	River Terrace
Proposed Restoration	Original ground levels using inert fill
Access	As for existing quarry
Estimated Traffic Movements	As for existing quarry



AS09 - Hurn Court Farm extension - Aerial view

Site brought forward
 Mineral site with planning permission



AS09 - Hurn Court Farm with constraints

Site brought forwards
 Site with permission
 Public Right of Way Footpath
 Public Right of Way Bridleway
 Listed Building
 Scheduled Monument

Rambar designations
 SPA designations
 SAC designations
 SSSI designations

NOTE: The entire area shown on this plan is within a Green Belt area.



Site Assessment Pro Forma: Hurn Court Farm AS09

Deliverability Issues	
Is there geological evidence of the presence and viability of the mineral?	Yes – proven resource through Hurn Court Farm Quarry.
Are there any alternative uses to mineral extraction that have been identified, on the land, in other plans?	No
Is the site located within a preferred area in the Minerals and Waste Local Plan 1999?	No
Does this conflict with plans/proposals of adjoining Mineral Planning Authorities?	No
Are there any issues of land ownership that could prevent development of the site in the plan period? For example covenants	No
What is the site's proximity to existing markets?	Good access via B3073 to the strategic road network – apx 2km east to A35, apx 8km west to the A31.
Is the site proposed as an extension to an existing site?	Yes
Has the site been considered in the past for minerals extraction?	No
Is there any other relevant planning history?	Yes – planning history relating to the adjoining Hurn Court Farm Quarry.
Is it possible to achieve acceptable restoration of the site?	It is proposed to restore the site to original ground levels using inert fill – which should be possible provided there is an adequate supply of inert fill.
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	Site clear of flooding, however Zones 2 & 3 lie adjacent to the south-western boundary of the site (200m).

Site Assessment Pro Forma: Hurn Court Farm AS09

Biodiversity.

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

Dorset County Council 24.10.13.

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

Dorset County Council 24.10.13

Criterion C3 - Impact on national designations.	D
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No comment.

Dorset County Council 24.10.13

Criterion C4 - Impact on protected species.	D
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It is possible that common protected reptiles are present in the margins of the proposed area; mitigation is straightforward.

Dorset County Council 24.10.13

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

Dorset County Council 24.10.13

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: Hurn Court Farm AS09

Landscape

Criterion C7 – Impact on designated landscapes.	D
T.Harris 17.9.2013	

Criterion C8 – What is landscape capacity to accommodate proposed development.	D
<p>Important to maintain and enhance existing hedgerows around site and to control heights of storage tips. Opportunities to increase informal recreation/public open space in the Stour Valley and to create links to existing public rights of way (The Green Infrastructure initiative) shall be explored on restoration.</p> <p><i>Dorset County Council 26.11.2012</i></p>	

Criterion C9 – Impact on historic landscapes.	B	C	D
<p>The site lies in the Stour valley, and archaeological investigation of gravel sites within the valley has shown that the rich resources of the valley were exploited throughout prehistory. Impact could be anywhere between B and D depending on working and restoration methods.</p> <p><i>Dorset County Council 5/11/2013</i></p>			

Historic Environment

Criterion C10 – Impact on historic buildings.	C
<p>The proposed site forms an extension to the existing Hurn Court Farm quarry. The southern boundary of the site as identified abuts the boundary of the garden of the Grade II listed building known as Dales House. If the proposed site does not have a sufficiently broad buffer zone, Dales House and its setting will be adversely impacted by the extraction. However, if a buffer zone of sufficient breadth is planned into the final scheme, then it is considered that the impact would be reduced.</p> <p>The proposed extraction would take place in phases throughout the area, with quick restoration to agriculture at a slightly lower level behind each phase. Any impact on the setting of the listed building would therefore be temporary.</p> <p>Two other listed buildings, the Farmhouse and Barn at Merritown Farm to the west of the proposed site are not considered to be at risk of any detrimental impact. The Adventure Wonderland activity site is considered to cause more of a negative impact than the proposed mineral site.</p> <p><i>Dorset County Council 22/10/2013</i></p>	

Criterion C11 – Impact on archaeology.	A	→	D
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As previous archaeological work has demonstrated, sites on the Stour valley gravels have archaeological potential in general, particularly for prehistoric material. There is also the potential for the presence of earthworks and structures associated with previous water management. Hence, in my opinion, 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.

Dorset County Council 5/11/2013

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.

C

Site overlies a secondary aquifer.

Environment Agency 27 February 2013

Criterion C13 – Impact on surface waters.

A

Watercourse within 50m of site boundary.

Environment Agency 27 February 2013

Criterion C14 - Impact on flooding or coastal stability.

D

Site is located entirely within FZ1, although it is adjacent to FZ2/3. It is an extension to an aggregate site, and will utilise exist plant located within FZ1.

Dorset County Council 17 October 2013

Land and Soils

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

C

Site contains/comprises very good quality agricultural land. Restoration will return the land to original ground levels, and will restore the quality of the land.

Dorset County Council 17 October 2013

Air Quality

Criterion C16 – Impact on AQMAs.

D

No direct effect on AQMA.

Dorset County Council 17 October 2013

Site Assessment Pro Forma: Hurn Court Farm AS09

Economic development

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

Site will have positive benefit during working, contributing to supply of aggregate and providing employment. Restoration to agriculture will maintain an ongoing positive benefit.

Dorset County Council 17 October 2013

Human Health and Amenity

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

Site is immediately adjacent to residential properties, with other residences and businesses within 100m. Development would involve mitigation (visual and noise attenuation bunding, standoffs) to limit impacts.

Dorset County Council 17 October 2013

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

The nearest settlements are Muscliffe to the south (>1km distant) and East Parley at over 1km to the north-west. The site is not visible from these settlements.

Dorset County Council 17 October 2013

Airport Safety

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

Site is immediately adjacent to airport, but is an extension of a site that is worked satisfactorily without any negative impacts on aircraft safety. The extension would be worked the same way, and restored dry.

Dorset County Council 17 October 2013

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.**B**

Site Assessment Pro Forma: Hurn Court Farm AS09

Proposed site is an extension to an existing site. Although there is no other mineral working in the vicinity currently, there are aggregate deposits in the area and proposals for future working. There are existing waste management facilities in the area and the potential for future development at the Airport.

The proposal lies within 5Km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan* May 2013, Policy BA2 Bournemouth Airport – Northern Business Parks – 60 Ha employment land. Traffic from this development will add to traffic levels on the B3073.

*The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

Dorset County Council 17 October 2013. 29.10.2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Site will rely on lorries to remove mineral and bring in inert waste for processing and restoration.

Dorset County Council 17 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

C

Most of the site is in agricultural use. The western end is used as parking for the adjacent theme park. Development for minerals will impact on this use, although this will only be temporary. No informal recreation on the site.

Dorset County Council 17 October 2013

Criterion C24- Impact on public rights of way

C

There are no rights of way across the site, although one passes close to the western tip of the site. Screening would be required, although the impact would be relatively small.

Criterion C25 - Are the access proposals acceptable

D

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This proposal is to extend an existing operation on the south side of the B3073 Parley Lane. The traffic generation of this site has been estimated at around 60 trips per day for a period of 4 years. Access is gained via an existing signalised junction that also serves as the main access to Bournemouth Airport. Access to the strategic network is approximately 2 km to the east at the junction with the A338 Bournemouth Spur Road.

The B3073 Parley Lane is subject to high levels of congestion at certain times of the day and there are significant other housing and business site allocations that will impact upon it. If the site comes into operation in parallel with the existing extraction here, and thus increases the overall impact on Parley Lane, the Highway Authority will seek to secure contributions towards a package of schemes proposed to ease existing and expected congestion.

Any proposal will need to look at vehicle routing, avoiding trips through residential areas of Ferndown to the west of the site where possible. Overall, with mitigation towards improvements to Parley Lane, there are good connections with the strategic network and potentially little impact on existing settlements. The site has therefore been given a D rating.

Dorset County Council 29 October 2013