

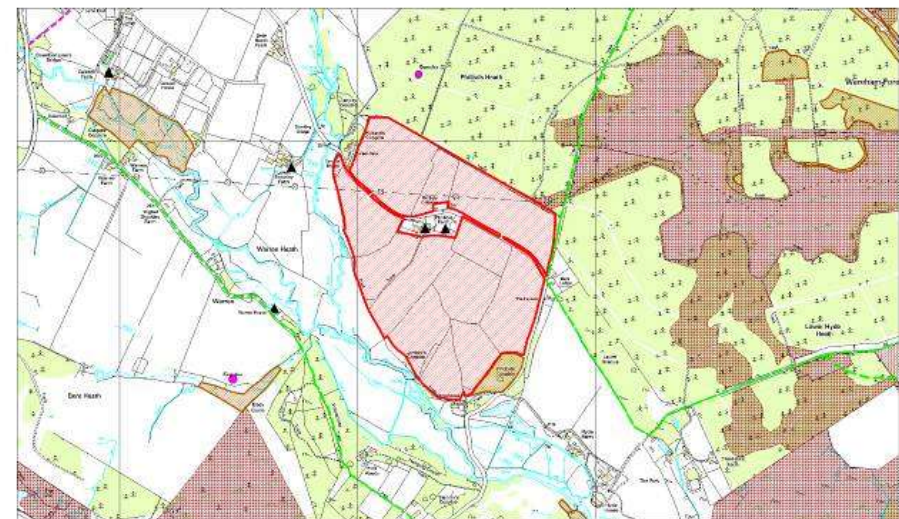
Site Assessment Pro Forma: Philliols Farm AS12

Site Information	
Site Location	Philliols Farm, Bere Heath, Wareham
Grid Reference	SY 863 915
Administrative Area	Purbeck District Council
Parish	Bere Regis CP
Site Nominee(s)	Landowner
Agent	None
Proposed development	Sand and gravel extraction
Site Area	67 ha
Estimated annual output (tpa)	250,000
Estimated reserve	1.5 mt
Expected life of operation	6 years
Existing land use	Agriculture
Landscape character type	Heath Forest Mosaic
Proposed Restoration	Agriculture/Wetland
Access	Via existing tracks northwards through Philliols/Bere Heath onto the Bere Regis-Wareham Road (C7) to Tatchells Quarry
Estimated Traffic Movements	100 per day.



AS12 - Philliols Farm - Aerial view

Site brought forward



AS12 - Philliols Farm with constraints

Site brought forwards
 Scheduled Monument
 Listed Building
 Public Right of Way Footpath
 Public Right of Way Bridleway
 SSSI designations
 Ramсар designations
 SPA designations
 SAC designations

NOTE: All SAC, SPA, and Ramсар designations shown on this plan are also SSSI designations.



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Biodiversity.

Criterion C1 - Impact on European/international designations.

A

There are possible indirect effects on European heathland sites as the extraction area lies adjacent along part of the northern boundary, the mineral haul route is currently unspecified but likely to be through Wareham Forest so could pass close to the designated areas. The haul route is likely to pass through forestry areas which support Annex I birds which may be functionally linked to Dorset Heathlands SPA and the plantation is well used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands. Without the detail of proposed working there is a risk of adverse effects on European sites but this risk could almost certainly be removed through careful planning.

Dorset County Council 25.10.13

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

A

Area through which the haul route is likely to pass supports Annex I birds as part of the existing forestry crop rotation. Clearance of trees would result in heathland regeneration and the open habitat would rapidly become suitable for more Annex I birds. The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here. Without the detail of proposed working there is a risk of adverse effects to Annex I birds but this risk could almost certainly be removed through careful planning.

Dorset County Council 25.10.13

Criterion C3 - Impact on national designations.

A

See comments on C1 above, which apply to C3 to the extent that the Morden Bog and Hyde Heath SSSI lies adjacent to the proposed area, and the mineral haul route may run close to the SSSI. Without the detail of proposed working there is a risk of adverse effects to the SSSI but this risk could almost certainly be removed through careful planning.

Dorset County Council 25.10.13

Criterion C4 - Impact on protected species.

B

Existing rides support significant populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles. Depending the alignment of the haul route mitigation for effects on reptiles may be necessary. If so, it seems likely NE would be able to issue a disturbance licence if required. There are records of Fairy Shrimp from a pond at Philliols Farm; this is a fully protected species under the Wildlife & Countryside Act and assessment of the implications of the development for this species will need to be fully assessed, especially as the species is known to flourish in temporary pools and mineral extraction would be likely to affect local hydrology. It is possible Dormouse lives in the hedgerows within the proposed area; mitigation should be possible.

Dorset County Council 24.10.13

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Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	A
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There are a number of old boundary trees, mainly oak, within the proposed area and the implications for the biodiversity and longevity of these trees must be assessed.

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

Landscape

Criterion C7 – Impact on designated landscapes.	D
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Dorset County Council 17.9.2013.

Criterion C8 – What is landscape capacity to accommodate proposed development.	B	C
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This is considered to be an intimate and sensitive part of the Heath Forest Mosaic. Development would affect the existing rural character and views from close proximity sensitive visual receptors (residential and bridleway). It would introduce a new obtrusive use into this landscape. The capacity is low without mitigation and medium/low with mitigation.

Dorset County Council 26.11.2012

Criterion C9 –Impact on historic landscapes.	C	D
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The site is currently under agriculture, and its restoration to the same use could have a neutral impact if properly mitigated through restoration of hedgerows and the like.

Dorset County Council 5/11/2013

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Historic Environment

Criterion C10 – Impact on historic buildings.

D

There are two Grade II listed buildings located within the centre of the proposed site at Philliols Farm. The first is a 1748 brick built barn with later attached out-buildings, a corrugated iron roof with coped gables and a projecting hipped cart porch on the south side. The second is a detached two-storey granary dating from the 18th century having a tiled roof with stone eaves courses and moulded coped gables which was formerly listed as a pigeon house at Philliols Farm. The buildings are set within a farmstead (although the original farmhouse doesn't survive) within a flat farmed landscape. Both buildings, although most notably the granary, are in some state of disrepair.

The proposed extraction would take place in phases around the central farm, with quick restoration to agriculture at a slightly lower level behind each phase. There would be no processing of materials on site.

There is no significant visual or noise impacts on the listed buildings because they are not inhabited by people.

On completion the whole farmstead will sit on an island of raised ground however this would not compromise the setting of the buildings.

There is an opportunity for improving the condition of both listed buildings through repair and stabilisation of the structure by means of planning conditions – this needs to be discussed with site promoter.

D – no significant or negligible impact

Dorset County Council 22/10/2013

Criterion C11 – Impact on archaeology.

A

B

An archaeological evaluation consisting of the excavation of trial trenches was undertaken on parts of this site in 2005 by Thames Valley Archaeological Services. Little was found in many of the trenches, but evidence of Roman settlement was found in the southernmost part of the site. Thus, unless the area of Roman remains is excluded from quarrying, the development is likely to have a significant impact on archaeological remains (category B), and in my opinion full archaeological excavation of this area would be required as mitigation before extraction proceeds.

The fields that were not included in the 2005 evaluation still need to be evaluated before a fully-informed planning decision can be made, and the results could possibly show that the archaeological impact would be category A. The impact on the setting of nearby barrows that are protected as Scheduled Monuments also needs to be assessed.

Dorset County Council 5/11/2013

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Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.**A**

Criterion A applies due to proximity to ditches, which are presumably groundwater fed.

Environment Agency 27 February 2013

Criterion C13 – Impact on surface waters.**A**

Bere Stream and River Piddle run close to site boundary.

Environment Agency 27 February 2013

Criterion C14 - Impact on flooding or coastal stability.**D****E**

Site is adjacent to FRZ 2/3 but lies entirely within FRZ 1. No impact on flooding, wetland restoration may reduce flood risk elsewhere.

Dorset County Council 18 October 2013

Land and Soils

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

Some 75% of the site is identified as 'Best and Most Versatile' (BMV) agricultural land. Soils will be protected during working and restoration could bring BMV land back into agricultural production. Alternatively, or in conjunction with this, areas of the site could be restored to a nature conservation use.

Dorset County Council 18 October 2013

Air Quality

Criterion C16 – Impact on AQMAs.**D**

No AQMAs will be directly affected by the development of this site.

Dorset County Council 18 October 2013

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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 and/or nature conservation will maintain an on-going positive benefit.

Dorset County Council 18 October 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.

B

Residences adjacent to/within 50m of the site, and at centre of the site. Nearest settlement is Bere Regis, approximately 2.7 km away. Screening/bunding/standoffs will mitigate impacts to some extent.

Dorset County Council 18 October 2013

Criterion C19 - Impact on existing settlements.

D**E**

In terms of specific settlements, there will be no visual impacts. Access will be through Philliols Heath to the C7 road then to the A35 or the A351. There could be some impacts on Bere Regis or Wareham.

Dorset County Council 18 October 2013

Airport Safety

Criterion C20 - Impact on airport safety

C

Site is approximately 25 km from Hurn Airport, with possibly some wet/wetland restoration.

Dorset County Council 18 October 2013

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Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

There are both existing and proposed mineral workings in the locality. This is a new, greenfield site proposal and would represent an intensification of development in this part of Dorset, depending on its start date.

The proposal is within 5Km of Bere Regis, a “Key Service Centre” where new development of 50 dwellings is allocated in the Purbeck Local Plan Part I (Adopted Nov 2013) (Policy NW). Traffic development from the residential development will have a minor impact on surrounding roads. *(NB cumulative impact is marginal in this case)*

Dorset County Council 18 October 2013. 23 October 2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Mineral would be removed by lorry, transported by road.

Dorset County Council 18 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

Site is agricultural land, not used for formal/informal recreation.

Dorset County Council 18 October 2013

Criterion C24- Impact on public rights of way

C

Bridleway runs adjacent to section of site boundary, will require screening.

Dorset County Council 18 October 2013

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Criterion C25 - Are the access proposals acceptable	C	D
<p>This is a large, new, sand and gravel extraction site. Estimated trip rates have been given at about 100 per day. The local road network to the south and west of the site is unable to cater for this level of heavy traffic. Any attempt to proposed use of these roads would be objected to by the Highway Authority. Instead, access should be made across Philliols Heath, using existing forestry tracks, to the C7 at Sugar Hill. It should be possible to upgrade an existing access or provide a new access onto Sugar Hill that meets with the requirements for visibility and geometry necessary to serve this proposal. Once vehicles are on the C7 they can access the strategic network via the A35 to the north at Woodbury Cross.</p> <p>Provided that a suitable access onto the C7 can be demonstrated and given that very few residential areas are impacted by the proposal, this site has been given a C/D rating. Any proposal for this site will need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should be scoped with the Transport Development Management Team.</p> <p>Dorset County Council 29 October 2013</p>		