

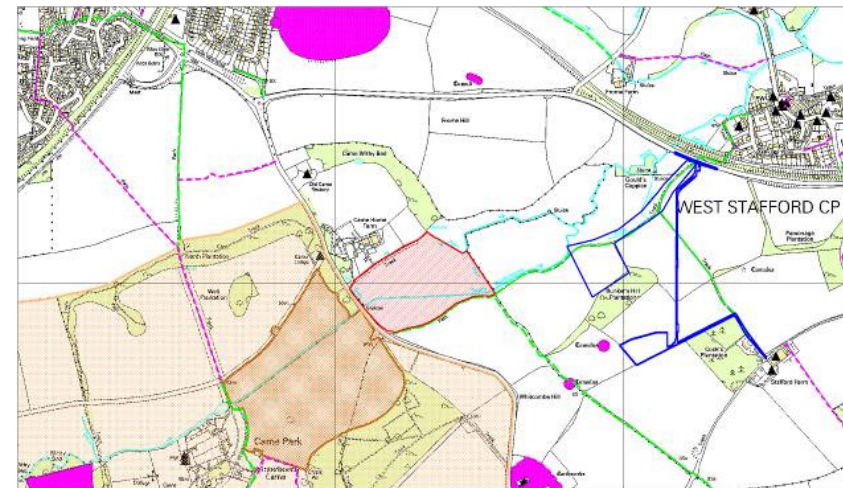
Site Assessment Pro Forma: Came Home Farm AS21

Site Information	
Site Location	Came Home Farm, West Stafford
Grid Reference	SY 713 890
Administrative Area	West Dorset District Council
Parish	Winterborne Came CP
Site Nominee(s)	Came Estate
Agent	Land and Mineral Management
Proposed development	Sand and gravel extraction
Site Area	10ha
Estimated annual output (tpa)	50,000
Estimated reserve	400,000 tonnes
Expected life of operation	8 years
Existing land use	Agriculture
Landscape character type	Valley Pastures
Proposed Restoration	Lake and wet grassland
Access	Off the A352
Estimated Traffic Movements	Campaign working likely – movements to be confirmed



AS21 - Came Home Farm, West Stafford - Aerial view

Existing site with planning permission
 Site brought forward



AS21 - Came Home Farm - with constraints

Site brought forwards
 Site with permission
 Public Right of Way Footpath
 Public Right of Way Bridleway
 SNCI designations
 Dorset AONB
 Listed building
 Scheduled Monument



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Biodiversity.

Criterion C1 - Impact on European/international designations.	D
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No likely effects identified.

Dorset County Council 24.10.13.

Criterion C2 - Impact on areas used by Annex I bird species.	D
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No likely effects identified.

Dorset County Council 24.10.13.

Criterion C3 - Impact on national designations.	D
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No likely effects identified.

Dorset County Council 24.10.13.

Criterion C4 - Impact on protected species.	B
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South Winterbourne known to support significant population of Water Vole. Assessment of effects of extraction on this species will be necessary. Otter likely to use river valley as well. Mitigation for presence of these species is very likely to be achievable.

Dorset County Council 24.10.13

Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	C
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The South Winterbourne within the proposed area has been subject to significant biodiversity enhancement works. Extraction could adversely affect the public and private investment in biodiversity gain; any loss to this gain would need to be fully compensated elsewhere along the South Winterbourne. Adjacent SNCI recognised for lichen interest on parkland trees. Assessment of peripheral trees around proposed area for lichen and bryophyte interest would be required. Consider establishment of parkland type landscape within restoration plans.

Dorset County Council 24.10.13.

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Geodiversity

Criterion C6 - Impact on geodiversity.	D
<p>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.</p>	
<p>Dorset County Council 24.10.2013</p>	

Landscape

Criterion C7 – Impact on designated landscapes.	B
<p>Dorset County Council 17.9.2013 Adjacent to the Dorset AONB boundary so will impact on its setting.</p>	

Criterion C8 – What is landscape capacity to accommodate proposed development.	B
<p>Dorset County Council 17.9.2013 Open rural countryside where development would have a significant adverse impact on the estate landscape and visual character as well as on the amenity of road, footpath/bridleway users.</p>	

Criterion C9 –Impact on historic landscapes.	A	→	C
<p>The site lies in the bottom of the valley of the south Winterborne, a tributary of the river Frome, which it joins nearby at West Stafford. This section of the south Winterborne, like much of the Frome in this vicinity, contains an extensive series of watermeadow earthworks. These probably date from the 18th and 19th centuries, and were a method of fertilising the land and enabling an earlier growth of grass that allowed stock to graze much earlier in the year. The impact could be between categories A and C depending on the quality and extent of survival of these earthworks.</p>			
<p>Dorset County Council 1/11/2013</p>			

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Historic Environment

Criterion C10 – Impact on historic buildings.	B
<p>Site visit 29 October 2013. With respect to Came Home Farm AS20 the minerals extraction itself is not significant but the proposals to route lorries through the gateway adjacent to the Grade II listed Lodge Gate to Came Park is much more significant having an effect on the setting of a group of listed buildings including the Grade I Came House, Grade I Parish Church of St Peter, Grade II Barnes Monument in Came Churchyard, Grade II Old Came Rectory and the Grade II stables building.</p> <p>Came House, the church and the stables together with the Barnes monument all sit within Came Park whose entrance is through the traditional gate and Lodge Gatehouse. The Park also includes a deserted village which is a scheduled monument. The quiet countrified access through the Lodge Gate has historical value as part of the setting of these monuments but also for its association with the Dorset dialect poet William Barnes. He was rector of Came Church, lived in Came Rectory and famously walked along the road into the Park to deliver Services every Sunday.</p> <p>The impact on this countrified, semi-idyllic assembled group of related structures would be significant and adverse losing a quality of relationship that has been there for a very long time.</p> <p>Assessment B Significant Adverse Impact. If a way of dealing with the traffic that does not involve spoiling the setting of this Lodge and thus of the related structures can be identified then the assessment could be reduced to D.</p> <p>Dorset County Council 30 October 2013</p>	

Criterion C9 –Impact on archaeology.	A	→	C
<p>Aerial photographic evidence in the Dorset Historic Environment Record shows a complex of earthworks of a watermeadow system on the site. I recall that, when looking from the adjacent road a few years ago, I saw that at least some of the earthworks were still visible. The potential impact on this system and on any other below-ground archaeological remains 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 C.</p> <p>Dorset County Council 1/11/2013</p>			

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Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.	B
Potential to impact on South Winterbourne Stream. Site is in a groundwater Source Protection Zone 2. Hydrological Risk Assessment would be required.	

Criterion C13 – Impact on surface waters.	A
<p>The South Winterbourne is a priority habitat (Rivers/chalkstreams) under the European Habitats Directive and UK Biodiversity Action Plan. The majority of England's chalk rivers are not protected by European and national conservation designations and these often forgotten 'Cinderella' chalk rivers are under considerable environmental pressure from abstraction, urban and infrastructure development, effluent discharges, agriculture, land drainage and flood defences.</p> <p>There is a watercourse running through site. This would need protection from any activity. Only clean surface water would be allowed to enter the watercourse.</p> <p>There is potential to impact on South Winterbourne Stream. Site is in a groundwater Source Protection Zone 2. Hydrological Risk Assessment would be required.</p> <p>A significant proportion of the site falls within Flood Zone 2 and 3, and a Flood Risk Assessment would be required. Any processing plant and ancillary infrastructure should be sited outside of FZ 2 and 3. Category 'A' due to the South Winterbourne running through the site.</p> <p>Dorset County Council 21 October 2013</p>	

Criterion C14 - Impact on flooding or coastal stability.	D
FRZ 2 and 3 cover part of the site, but it is an aggregate extraction site and no plant is proposed on the site.	
Dorset County Council 21 October 2013	

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	C
Agricultural soils are good to moderate. Soils will be protected during working and restoration could bring BMV land back into agricultural production.	
Dorset County Council 21 October 2013	

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Air Quality

Criterion C16 – Impact on AQMAs.	D
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No AQMAs will be directly affected.

Dorset County Council 21 October 2013

Economic development

Criterion C17 - Impact on economic development.	D
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Although the site is relatively small, it will have a positive impact on the provision of aggregate and therefore benefit the local economy, in addition to creating direct employment during the working of the site. Restoration to agriculture and nature conservation will maintain an ongoing positive benefit.

Dorset County Council 21 October 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.	C
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Came Home Farm lies within 100m. However, the site is screened from the farm, and the screening can be increased. Other properties within 500m. Site is already screened, and further 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.	C
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Dorchester approximately 800m to north west, West Stafford approximately 900m to north. No intervisibility, the site is on the valley bottom and well screened.. Potential for more of an impact on Broadmayne if lorries turn left out of the site to take material to Masters Pit on Puddletown Road for processing.

Dorset County Council 22 October 2013

Airport Safety

Criterion C20 - Impact on airport safety	E
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Site is approximately 40km from the airport, no impact expected.

Dorset County Council 22 October 2013

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Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

Site is a new development in an area where there is already mineral development.

The proposal is within 5Km of sites off St Georges Road, Dorchester allocated in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013), (Policies DOR 7, DOR 8 and DOR 9) for residential (approx 150 dwellings in total) and /or employment development. Traffic arising from the new development will also add to general traffic levels in Dorchester and on the A352.

Dorset County Council 22 October 2013 28 October 2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Site will rely on road transport.

Dorset County Council 22 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

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

Dorset County Council 22 October 2013

Criterion C24- Impact on public rights of way

B

No rights of way cross the site, but footpath runs along south eastern boundary and another one touches eastern corner of site. Footpath to south of site overlooks the site and as it ascends hill cannot realistically be screened.

Dorset County Council 22 October 2013

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Criterion C25 - Are the access proposals acceptable	A	C
<p>While the site abuts the A352, there would be likely to be strong highway objections to any access here due to the horizontal and vertical alignment of the carriageway at this point. However, if the workings were accessed from the West Stafford Bypass, at an existing access point indicated by the blue lines on the pro-forma plan, there may be a solution subject to any required improvements to that access.</p> <p>The Transport Development Management Team should be contacted to discuss any Transport Assessment prior to submission of a planning application. This document should also consider Highways Agency concerns with regards to movements to the A35T. There is no access possibility onto the A352 and the site, as proposed, has therefore been given an A rating. However, should the alternative access identified above be provided then the site could be given a C rating.</p> <p>Dorset County Council 29 October 2013</p>		