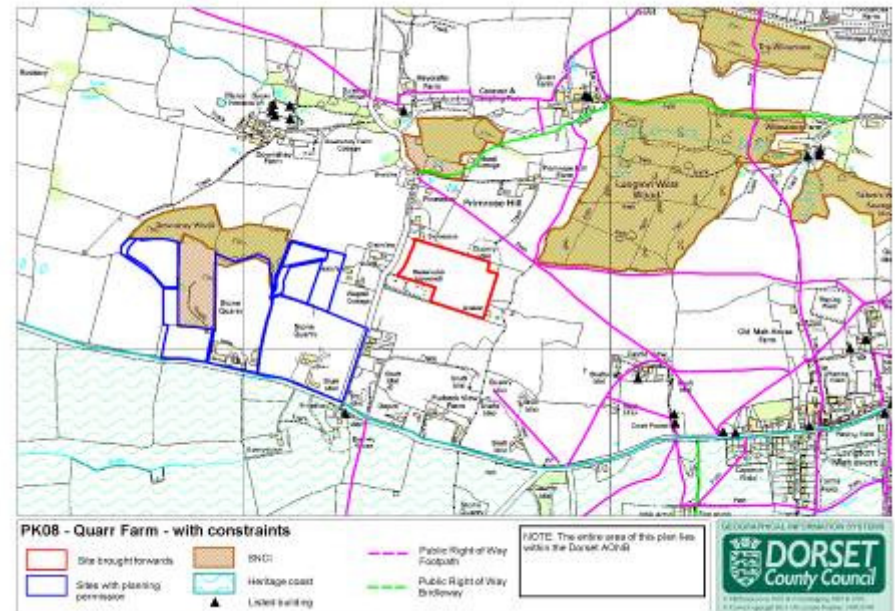


Site Assessment Pro Forma: Quarr Farm PK08

Site Information	
Site Location	Quarr Farm, Harmans Cross - Apx 1km NW of Langton Matravers
Grid Reference	SY 985 791
Administrative Area	Purbeck District Council
Parish	Worth Matravers CP
Site Nominee(s)	Mr T Lucas
Agent	Symonds and Sampson
Proposed development	Purbeck Limestone extraction
Site Area	3.3 ha
Estimated annual output (tpa)	2000 tonnes
Estimated reserve	96000 tonnes
Expected life of operation	40 years
Existing land use	Agriculture
Landscape character type	TBC
Proposed Restoration	Agriculture using inert waste
Access	Onto Haycrafts Lane to Kingston Road
Estimated Traffic Movements	c. 4 loads out, per week - TBC



Site Assessment Pro Forma: Quarr Farm PK08

Biodiversity.

Criterion C1 - Impact on European/international designations.	D
No comment	
Dorset County Council 6Nov13	
Criterion C2 - Impact on areas used by Annex I bird species.	D
No comment	
Dorset County Council 6Nov13	
Criterion C3 - Impact on national designations.	D
No comment	
Dorset County Council 6Nov13	
Criterion C4 - Impact on protected species.	C
Greater Horseshoe Bat is known to inhabit the area close to the proposed site. Whilst it is unlikely there would be any effect on GHB which would result from quarrying at this location, information would be needed to support the allocation to demonstrate no likely significant effect.	
Dorset County Council 6Nov13	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	C
Access from the main road would be via Haycraft Lane, which is recognised as a narrow lane with flower-rich verges. Consideration of the possible effects of vehicle movements, and any appropriate mitigation, would be required to ensure the verges are protected.	
Dorset County Council 6Nov13	

Site Assessment Pro Forma: Quarr Farm PK08

Geodiversity

Criterion C6 - Impact on geodiversity.

D

The Purbeck limestone group has an important association with the geology of the Jurassic Coast World Heritage Site. Working quarries in Purbeck have been known to yield important fossils, including dinosaur footprints. They are also of ongoing interest for the study of early Cretaceous stratigraphy. These interests should be acknowledged with the assumption that geologists and the Jurassic Coast Team hosted by DCC will respond positively to any opportunities to recover fossils or record and study unusual features if they are discovered. In terms of geodiversity there is a presumption in favour of an appropriate level of quarrying activity continuing in order to sustain these ongoing interests.

Dorset County Council 24.10.2013

Landscape

Criterion C7 – Impact on designated landscapes.

C

Less significant adverse impact

Dorset County Council 23 October 2013

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

C

Just within the area of least landscape and visual sensitivity so its capacity is moderate but it is important to ensure its northern boundary is sensitively designed e.g. relating to stockpiles to reduce impacts from across the valley side.

Dorset County Council 23 October 2013

Criterion C9 – Impact on historic landscapes.

D

The local landscape bears the imprint of previous quarrying dating from the Roman period onwards. It could be argued that the present site would be a continuation of the process, and if the site is to be restored afterwards the impact would be limited in time anyway.

Dorset County Council 31/10/2013

Site Assessment Pro Forma: Quarr Farm PK08

Historic Environment

Criterion C10 – Impact on historic buildings.	D
<p>The nearest listed buildings are too far away to be affected by this development.</p> <p>Assessment D No significant impact.</p> <p>Dorset County Council 22 October 2013</p>	

Criterion C11 – Impact on archaeology.	A	→	D
<p>I consider that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying. 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.</p> <p>Dorset County Council 31/10/2013</p>			

Water and Flood Management

Criterion C12 -Impact on hydrogeology or groundwater.	C
<p>C. Site is within a Secondary Aquifer. Not within any SPZ area. Not known if there are any water supply points in the vicinity.</p> <p>Environment Agency 27 February 2013</p>	

Criterion C13 – Impact on surface waters.	C
<p>C. Spring within 500m of site boundary.</p> <p>Environment Agency 27 February 2013</p>	

Criterion C14 - Impact on flooding or coastal stability.	D
<p>Entire site within FRZ 1, no impact on flooding. No risk of coastal instability.</p> <p>Dorset County Council 31 October 2013</p>	

Site Assessment Pro Forma: Quarr Farm PK08

Land and Soils

Criterion C15 - Impact on existing soils or land type (including BMV land).	C	D
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Soils are somewhere between good to moderate to very poor. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.

Dorset County Council 31 October 2013

Air Quality

Criterion C16 - Impact on AQMAs.	D
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No direct impact on any AQMAs.

Dorset County Council 31 October 2013

Economic development

Criterion C17 - Impact on economic development.	D
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Site will have positive benefit during working, contributing to supply of building stone and providing employment. Restoration to agricultural use will maintain an on-going positive benefit.

Dorset County Council 31 October 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.	A
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Site has residential properties immediately adjacent to it, within 50m and further out. Screening will be required.

Dorset County Council 31 October 2013

Criterion C19 - Impact on existing settlements.	D
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Closest settlements are Acton at approximately 600m south east and Langton Matravers at around 700m south/west. Site is not visible from these settlements.

Site Assessment Pro Forma: Quarr Farm PK08

Airport Safety

Criterion C20 - Impact on airport safety

E

Site is approximately 22km from airport and neither wet working nor wet restoration is proposed.

Dorset County Council 31 October 2013

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

Site proposal is a new quarry in an area where there is a high concentration and long history of mineral extraction. The site has been historically quarried.

The proposal is within 5Km (by road) of a town (Swanage) where allocations for the development of 200 dwellings, employment and retail facilities have been made in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy SE). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

Dorset County Council 31 October 2013. 11.11.2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Site will rely on road transport.

Dorset County Council 31 October 2013

Recreation/Access

Criterion C23 – Impact on recreational land

D

Site is fenced agricultural land, used for livery purposes. No informal or formal recreational use, apart from horses.

Dorset County Council 31 October 2013

Criterion C24- Impact on public rights of way

D

No rights of way cross the site or run adjacent to it.

Dorset County Council 31 October 2013

Site Assessment Pro Forma: Quarr Farm PK08

Criterion C25 - Are the access proposals acceptable	B
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Access is proposed onto Haycraft's Lane. This takes vehicles to the B3069, approximately 400m to the south or to the A351 approximately 1km to the north. Access onto Haycraft's Lane, presumed to be via the same access that serves Avalon, is narrow and does not have suitable geometry to accommodate HGVs. This is compounded by the very narrow nature of Haycraft's Lane at this point. The remainder of Haycraft's Lane, to the north and south, is very narrow, has limited passing opportunity and has poor forward visibility. To be acceptable in highway terms any proposal for this site would need to limit trips to and from the site to the very low levels that could reasonably be expected from the existing agricultural use of the land. Any proposal would also need to provide an acceptable access from the site onto Haycraft's Lane.

If the site is limited to a very small number of trips as detailed above it can be assumed to have a B rating due to the poor nature of Haycraft's Lane.

Dorset County Council 29 October 2013