

Site AS-13

AS-13: Roeshot, Christchurch

Site location: Land to the east of Burton, and north of the A35 at Christchurch.

Grid reference: SZ 177 950

~~District/Borough:~~ ~~Christchurch Borough Council (AM29.2)~~

Parish: Burton CP

Site area (approximate): 74 ha

Estimated mineral resource: approximately 3,500,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel. Adjacent land in Hampshire is proposed for minerals development and subject to permission being granted for the adjacent land, it is expected that this site will be worked as an extension of the Hampshire site. Although the BCP ⁽²³⁾ side of the Roeshot site may be worked before the Hampshire side is complete, there is to be no simultaneous extraction from the BCP/Hampshire sides, apart from the period of time required to prepare for working on the BCP side whilst the Hampshire side is still being worked. This period should be kept to an absolute minimum, to be agreed at the stage of the planning application. Similarly, as operations move back into Hampshire after completion of BCP working, there will again be a crossover period which will be kept to an absolute minimum. This is necessary to minimise cumulative impacts and impacts due to intensification. If necessary, it is possible that this could be secured through a legal agreement.

For both the Hampshire and BCP parts of the site, the access to the site will remain in Hampshire, and the processing plant will remain in Hampshire (MM42).

Development Guidelines

1. Natural Environment

Full assessment of ecological impacts, particularly direct and indirect impacts on the Southern Damselfly and its habitat will be required with appropriate mitigation identified and implemented. As this species is a Qualifying Feature of the Dorset Heaths and Studland Dunes SAC, and the Dorset Heaths SAC, development proposals must either mitigate effects or reduce them to non-significant levels.

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Specific mitigation measures identified through Habitats Regulations Screening and required as part of the development of this site include:

- a. Creation of a buffer strip along both banks of the river Mude
- b. Improvements to existing southern damselfly habitat within or adjacent to the allocated site
- c. Careful management of water resources to ensure natural flow levels and water quality are maintained in the river Mude
- d. Phasing of works alongside the part of the site within Hampshire and allocated in the Hampshire Minerals and Waste Plan, to ensure only one side of the river is affected at any time. (MM43)

There are also other designations in the vicinity such as the New Forest National Park, Burton Common SSSI, the New Forest SPA, the New Forest SAC and Ramsar sites. Full consideration of the impact from development on these sites should be considered through an Environmental Impact Assessment at the planning application stage. (MM44)

2. Historic/Cultural Environment

There is likely to be archaeological potential at this site. The Burton Conservation Area lies to the west of the allocation. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

3. Hydrology/Flood Risk

This site is partly within Flood Zones 2 and 3, and is adjacent to the River Mude, a Main River. There is potential for surface water flooding during severe rainfall events (i:100/1:1000 years). A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

A Flood Risk Assessment and the adoption of a sequential approach to the layout of the site is also required, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1.

Assessment of the water environment should include downriver effects on the Mude.

4. Transport/Access

This proposal is in an area subject to traffic congestion, with the potential for cumulative impacts with housing development in the vicinity. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

It is expected that site access will already have been established through the development of the eastern part of the site within Hampshire - as shown on the plan below (MM 45).

5. Landscape/Visual Impacts

Potential impacts, including on residential development in the vicinity and the Burton Conservation Area, to be assessed and appropriate mitigation identified and implemented.

~~Potential impacts on the New Forest National Park and its setting should also be considered:~~

6. New Forest National Park

Assessment work carried out in preparation for the development of the BCP part of the Roeshot site should, wherever relevant, take into consideration the close proximity of the New Forest National Park and the potential for impacts on the national park at its setting.

Of particular relevance are assessment of landscape and visual impacts, including the special landscape quality of the National Park; biodiversity and impacts on nationally and internationally designated sites within the National Park; and and traffic and transport impacts within and around the national park. (MM46)

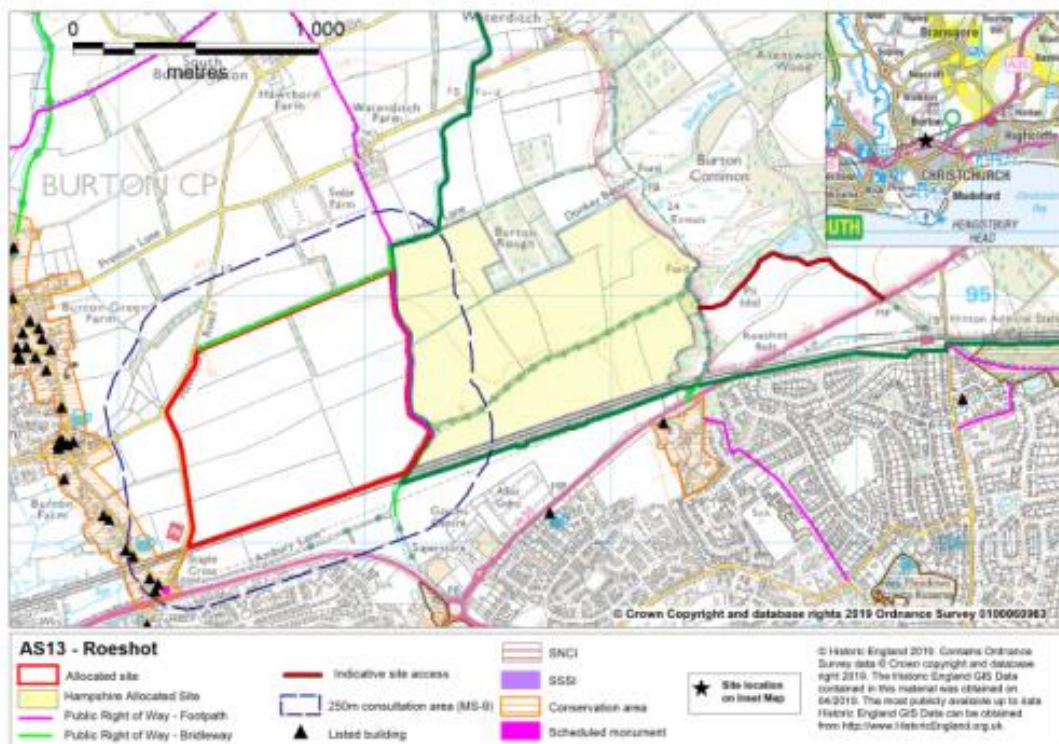
7. Other issues to take into consideration

- a. Impacts on rights of way in the vicinity of the site
- b. For hydrological and biodiversity reasons, an undeveloped buffer along the Mude is required
- c. ~~Use of part of the site as a SANG for the housing to be built~~ Ensure delivery of the SANGs, within the site, as required for the Christchurch Urban Extension to the south of the railway embankment (MM47)
- d. Airport safeguarding issues - this site lies within the Bournemouth Airport Aerodrome Safeguarding Area and will require an Aviation Impact Assessment, in consultation with Bournemouth Airport. (MM48)
- e. The site is BMV land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.
- f. Oil pipeline crosses the site
- g. Opportunities to increase flood water storage, during and after working
- h. The construction of a bridge across the River Mude to convey mineral to the plant and deliver reclamation material to restore the site will affect a section of both banks. Consideration must be given to the detailed design of this section to minimise impacts on the buffer strip. (MM48.1)

Restoration Vision

The site falls within the River Terrace Landscape Type, and the vision is for "restoration mainly to agricultural use but with significant space restored for informal public open space linked to footpath/cycle networks and to existing and future built development. Retained features like hedges, woodland and characteristic shelterbelts should be enhanced and linked with new similar native planting. Undisturbed margins along watercourses and/or rights of way to act as key wildlife/recreation corridors linking existing and new habitats/planting".

Insert revised plan, showing 250m consultation area and indicative quarry access



Recycled Aggregate

Site RA-01

RA-01: White's Pit, Poole

Site location: Existing aggregate recycling site at White's Pit, Canford, Poole

Grid reference: SZ 032 968

Administrative Area: ~~Borough of Poole (AM37.1)~~

Site area (approximate): 6.1ha

Existing land use/cover: Existing aggregate recycling operation

Development Guidelines

This allocation is an existing aggregate recycling facility, operating under a temporary permission to 1 August 2022 (AM37). Allocation of this site does not involve or result in any development not already permitted.

Continued operation of the facility should not result in any intensification of development, particularly of traffic serving the facility.

1. Airport Safeguarding

This site lies within the Bournemouth Airport Aerodrome Safeguarding Area and for any future planning applications will require an Aviation Impact Assessment, in consultation with Bournemouth Airport. (MM75)

2. Surface Water

There are surface drains in the vicinity of this proposed allocation. (MM76)

Insert revised plan, showing 250m consultation area

