Dorset Minerals & Waste Local Plan

Contents

Chapter 1 - Introduction

The Plan 4
The Objectives of the Plan 5
Plan Content, Timescale and Format 7

Chapter 2 - Policy Background

The National Framework 8
The Regional Framework 10
The Dorset Framework 11

Chapter 3 - Planning Policies for Minerals and Waste - general considerations

Background 13
Planning Applications 14
Locational Constraints 18
Ancillary Development 24
Transportation of Minerals and Waste 25
Improvement of Existing Mineral and Waste Facilities 26

Chapter 4 - Aggregates

Background 29
Distribution of Aggregate Resources in Dorset 29
Structure of the Industry 32
Aggregate Production and Consumption in Dorset 32
Assessing the Future Need for Aggregate 33
Meeting the Need for Gravel 36
Landbanks 40
Assessing Landbank Requirements, Actual Landbank Need and Supply 41

Chapter 5 - Blockstone

Background 46
Portland Stone 46
- Special Policies for Portland Stone 48
- Reducing the Impact of Existing Operations on Portland 49
- Restoration of Sites on Portland 51
- Purbeck Stone 54
- Environmental Issues on Purbeck 55
- Meeting the Need for Purbeck Stone 56
- Other Blockstones 59

Chapter 6 - Ball Clay

Background 60
Distribution of Ball Clay Resources 60
Structure of the Industry 61
Ball Clay Production and Distribution 61
Assessing the Future Need for Ball Clay 62
Meeting the Need 63
Ball Clay as a Nationally Important Mineral 67

Chapter 7 - Other Minerals

Introduction 68
Distribution of Resources 68
Environmental Considerations 69

Chapter 8 - Waste Facilities

Background 70
Principals for Waste Disposal 71
Assessing the Future Need for Facilities 72
Meeting the Need 75
Landfill in Mineral Voids 76
Landfill outside Mineral Voids 79
Ancillary Landfill Requirements 80
Facilities for Recovering Resources from Waste 82
Energy Recovery 82
EC Framework Directive on Waste 89
Plan Review 90
Vehicle Dismantling and Metal Scrapyards 92
Sewage Treatment Processes 92
Difficult Wastes 94
Monitoring, Restoration and Aftercare of Waste Sites 96

Chapter 9 - Area Policies

Background 98
The Puddletown Road Area 98
The Moreton - Redbridge Area 102
The Warmwell - West Knighton Area 103

Chapter 10 - Hydrocarbons

Background 105
The Planning and Licensing Position 105
Hydrocarbons in Dorset 106
Production in Dorset 107
Policy Background 107
The Environment Impact of Hydrocarbon Developments 108
- Exploration 108
- Appraisal 109
- Development and Production 109
- Transport 110
- Restoration 111
- Offshore Developments 111

Annexe A - Insets 1 - 16 113
Annexe B - Schedule of Existing Sites 160
Annexe C - Glossary 165

1. Introduction

The Plan

1.1

The County Council and the Unitary Authorities of Poole and Bournemouth, as mineral/waste planning authorities are each responsible for all aspects of land-use planning in connection with mineral working and the handling, processing or disposing of waste. The Planning and Compensation Act 1991 (1991 Act) requires each authority to prepare detailed land-use policies for their area. These policies should be included in separate plans for minerals and waste, a combined minerals and waste local plan or Part II of a Unitary Development Plan (UDP). Unitary authorities not preparing UDPs may be authorised by the Secretary of State to include their minerals/waste local plan policies in their district-wide local plans.

1.2

The Dorset Minerals and Waste Local Plan has been prepared in order to meet the requirement. Local Plan preparation commenced in October 1991 with the publication of the Plan brief which identified the main topics and issues to be considered in the Plan and sought the views of the public on these matters. In June 1993 the County Council (then the mineral/waste planning authority for the whole of the Dorset area) published a Consultation Draft of the Dorset Minerals and Waste Local Plan for public consultation. During the period up until 15 August 1993 it also held a series of exhibitions and public meetings in the main areas affected by the proposals. Just under 600 written responses were received which, together with comments made at the public meetings, were taken into account in preparing the Deposit Plan. The Deposit Plan was placed on deposit in July 1994 and resulted in some 5000 responses, the vast majority of which related to the issue of waste management.

1.3

Having considered replies to the Deposit Plan a further series of changes were proposed in August 1995 (the Proposed Pre-Inquiry Changes - PPICs). A local public inquiry was held between January 1996 and August 1996 at which unresolved objections were heard by an Inspector appointed by the Department of the Environment, Transport and the Regions (DETR). The Inspector's report, containing some 300 recommendations, was received in March 1997. Since local government reorganisation in April 1997 the minerals and waste planning functions for Dorset are administered by three authorities: Borough of Poole, Bournemouth Borough Council and Dorset County Council. Each of the local planning authorities is responsible for the development of the local plan for their area. Joint working relationships between the three authorities have been developed to guide the plan to adoption. Following an analysis of the Inspector's recommendations the formal response to each suggested change was published early in 1998. This identified those recommendations the Planning Authority

intended to accept together with those which it proposed should be rejected. The proposed modifications were also published at the same time and both documents placed on deposit for a six week period. Following analysis of objections received during the 6 week consultation period notice of intention to adopt the Plan was given in Autumn 1998.

The Objectives of the Plan

1.4

The principle of sustainability is becoming an increasingly important planning consideration. Central Government's recently published Planning Policy Guidance Notes PPG1 ("General Policy and Principles") and PPG12 ("Development Plans and Regional Guidance") both refer to the need for the planning system to contribute towards the objective of sustainable development, and ways of achieving this in the context of aggregates supply, are set out in MPG6 ("Guidelines for Aggregates Provision in England").

1.5

Sustainability has been described as "meeting the needs of the present generation without compromising the ability of future generations to meet their own needs". It does not necessarily mean the ability to sustain past production trends. Sustainability is a difficult principle to apply to the extraction of finite resources like minerals, since the removal of minerals from the ground today is likely to preclude their use by future generations (except to the extent that in some, but by no means all, cases the mineral may be recyclable). For some minerals, where the demand is high and the resources are restricted, either in absolute terms or in terms of the acceptability of development, depletion of available resources may have to be faced within a few decades, unless steps are taken now to use the resource more efficiently and sparingly.

1.6

A "demand-led" approach in which the land released for mineral working is based largely or entirely on meeting an anticipated demand for minerals (or waste disposal capacity) is not sustainable. It will ultimately lead to the depletion of the mineral resource and could lead to the destruction of important existing, perhaps nationally designated, areas of landscape, ecological habitats and other valuable aspects of the environment which have developed over a significant period of time. Alternatively, an "environment-led" approach - in which the area released for mineral working is based primarily on consideration of what is environmentally acceptable goes much further towards encouraging sustainable development in two important respects. First, the best of the County's environment is retained for the use and enjoyment of future generations. Second, any restriction in the availability of the resources which may occur (although this is not an inevitable consequence of such an approach) would encourage more efficient use of the resources, waste minimisation, re-use, recycling and hence extend the life of the resource.

1.7

However, it is Government policy that, so far as practicable, society's unavoidable need for minerals should be met. Minerals can only be worked where they are found and each area should make an appropriate contribution to meeting this need in accordance with its resources.

1.8

The strategies contained within this Plan are therefore based on promoting, so far as practicable, a sustainable approach to minerals and waste disposal, and this is the common theme linking the following principal objectives of the Plan:

(i) to develop a balance between the need for minerals and waste disposal facilities and the need to protect the environment, which maximises the sustainability of both;

(ii) to encourage the most appropriate use of all resources, waste minimisation, re-use, recycling and, where practicable, the use of alternative less damaging materials or technologies, in order to reduce the requirement for new resources to an unavoidable minimum;

(iii) to identify areas where the unavoidable minimum requirement for mineral working and waste disposal can take place without prejudicing the best of the County's environment or the amenities or living conditions of its residents and visitors, now and in the future;

(iv) to ensure that land taken for mineral working or waste facilities is restored at the earliest opportunity, and, wherever practicable, progressively, to an agreed after-use and standard which does not detract from the quality of the County's environment;

(v) to seek, where appropriate and practicable, a positive contribution in terms of landscape enhancement, habitat creation, public access or recreational uses on the restored mineral and waste sites;

(vi) to seek the co-operation of the minerals and waste industries in upgrading the working and restoration of existing permitted sites to the best current standards;

(vii) to prevent the unnecessary sterilisation of valuable mineral or waste disposal resources by other forms of development.

Plan Content, Timescale & Format

1.9

The Plan has been prepared to conform with the South East Dorset and Dorset (excluding South East) Structure Plans together with the emerging Dorset Structure Plan. The provisions of the Plan will be reviewed within 5 years of the base date. The base date for the Plan, for the purpose of calculating minerals and waste disposal requirements was 1 January 1992, and it covers the 10 year period to 31 December 2001.

1.10

This Local Plan consists of:

(i) This Written Statement which contains an outline of the statutory framework within which the Plan has been prepared (Chapter 2); general considerations relating to planning for minerals and waste (Chapter 3); a series of chapters briefly outlining the policies and proposals for each of the minerals and for the waste facilities (Chapters 4 to 10). The chapters dealing with the individual subjects are intentionally brief, for ease of reference, and much of the supporting background is contained in a series of 5 Technical Appendices.

(ii) A Proposals Map together with a series of more detailed inset maps which together show the "Preferred Areas" for sand and gravel, Purbeck stone and ball clay; a further "Area of Search" for ball clay; proposed development areas for aggregate import facilities; areas to which specific policies relate which seek to secure the restoration of mineral workings by waste disposal; and Special Policy Areas for the Warmwell/West Knighton, Puddletown Road and Moreton areas. These terms are explained in the Glossary.

(iii) An Explanatory Map, which identifies a range of relevant information relating to existing sites, but which are not formal proposals in the Plan.

(iv) Technical Appendices 1 to 5 which provide the detailed technical background to the individual minerals and waste chapters.

2. Policy Background

The National Framework

2.1

This Plan is being prepared under the "Town and Country Planning Act 1990" as amended by the "Planning and Compensation Act 1991". The 1991 Act streamlines the development plan system set out in the 1990 Act, and in particular imposes a mandatory requirement on Mineral Planning Authorities to "prepare for their area a plan to be known as a minerals local plan" which shall contain "a written statement formulating the authorities' detailed policies for their area in respect of development consisting of the winning and working of minerals…". This requires a plan covering all the minerals currently worked, or likely to be worked. The 1991 Act also makes similar requirements for the preparation of a waste local plan which may be combined with a minerals local plan - the approach adopted by the Planning Authority.

2.2

In addition to the primary legislation there is detailed Central Government Guidance on the preparation of local plans. Particularly relevant amongst these are the Planning Policy Guidance Notes (PPGs). PPG1 ("General Policy and Principles") published in March 1992, and PPG12 ("Development Plans and Regional Planning Guidance") published in February 1992. Both stress the role of development plans in ensuring that development is sustainable. PPG12 in particular outlines the content and objectives of minerals and waste local plans:

> **"They should indicate … those areas where provision is made for mineral working and the disposal of mineral wastes, and those areas where mineral resources are to be safeguarded for future working."**
>
> **"The waste local plan should address the land-use implications of authorities' waste policies; it must consider the need for sites and facilities in particular areas, suitable locations, and the planning criteria likely to apply including geological, hydrological and other considerations."**
>
> **"… plans must make realistic provision for the development needs of the area."**
>
> **"sustaining the character and diversity of the countryside and undeveloped areas including wildlife habitat" and "reserving the use of high grade mineral resources for the most appropriate use, wherever practicable."**

2.3

Further Central Government guidance specifically related to minerals is given in Minerals Planning Guidance Notes (MPGs). The most relevant to this Plan are MPG1 ("General Considerations and the Development Plan System" June 96), MPG6

("Guidelines for Aggregates Provision in England" published in April 94), and MPG7 ("The Reclamation of Mineral Workings" Nov 96). MPG1 indicates that:

> **"Development plans for minerals should provide a clear guide to mineral operators and the public where mineral extraction is likely in principle to be acceptable and where not acceptable."**
>
> **"Mineral Local Plans should indicate areas for possible working. Mineral Local Plan policies … should show how a Mineral Planning Authority proposes to provide its supply of minerals and where mineral extraction could or is most likely to take place. This may take the form of Specific Sites, Preferred Areas or Areas or Search.**

MPG6 provides guidance both nationally and regionally on the types and quantities of aggregates needed to meet anticipated demand over the period up to 2006. Although the figures are indicative, and should not be regarded as targets, they should be taken into account in making provisions in mineral local plans. These matters are considered further in Chapter 4 and Technical Appendix 3.

2.4

Other national guidance which has been considered in the preparation of this Plan relates specifically to the planning and management of waste treatment and disposal. This includes:

Making Waste Work - A strategy for sustainable waste management in England and Wales (1995)

PPG23 "Planning and Pollution Control" (1994)

Waste Management Paper No. 1 "A Review of Options" (1992)

Waste Management Paper No. 26 "Landfilling Waste - A Technical Memorandum on Landfill Sites" (1986)

Waste Management Paper No. 27 "Landfill Sites (1992)

Waste Management Paper No. 28 "Recycling - A Memorandum for Local Authorities on Recycling" (1991)

The National Waste Strategy for England and Wales sets out the Government's policy framework for the management of waste. The framework for this strategy is the development of a sustainable waste hierarchy. The hierarchy gives priority to waste reduction methods then re-use, recovery including recycling, composting and energy production and finally disposal options. The strategy states: "the Government's overall policy aim is to increase the proportion of waste managed by the options towards the top of the waste hierarchy". The strategy acknowledges that "Planning Authorities have a crucial role to play in implementing this strategy and ensuring that its objectives are met" and continues "Planning Authorities will be required to have regard to this strategy in

drawing up their development plans". For more information on implementation of the Waste Strategy see Chapter 8 - Waste facilities.

Amongst other matters PPG23 indicates that Plans should: "identify existing disposal, storage and treatment sites with spare capacity, and where appropriate, new sites for waste management facilities…", "include criteria against which applications for waste management developments will be considered…" It also introduces the "proximity principle" to waste management planning: under which waste should be disposed of (or otherwise managed) close to the point at which it is generated. This creates a more responsible, and hence sustainable, approach to the generation of wastes, and also limits pollution from transport. The distances waste should travel under the proximity principle will vary according to the particular circumstances.

2.5

The Waste Management Papers provide technical advice on waste management issues rather than planning guidance, but WMP28 is of particular interest in identifying a hierarchy of solutions for dealing with waste.

The Regional Framework

2.6

There are two principal elements of guidance at the regional level. The first is the Regional Strategy for the South West. This currently takes the form of Regional Planning Guidance for the South West published in July 1994. Whilst this document restates the Government commitment to the principles of sustainable development it largely reiterates existing Minerals and Planning Policy Guidance Notes.

2.7

The second element of regional guidance is the Regional Commentary of the South West Regional Aggregates Working Party, which advises on the subdivision or apportionment of the regional production requirement for aggregate minerals down to a County level. (See Chapter 4 and Technical Appendix 3).

2.8

The Standing Conference on Oil and Gas Exploration in the English Channel was established in 1979. It comprises representatives of all the coastal planning authorities from Dorset to West Sussex. In 1986 it produced a document **"Policy Towards Off-shore Exploration and Production"** which outlines the authorities' joint views and revised policy is to be published in the very near future.

The Dorset Framework

2.9

The strategic framework for the preparation of this Plan is contained in the two Structure Plans for the former, pre local government reorganisation (LGR), County area: the South East Dorset Structure Plan, which covers the mainly urban Bournemouth and Poole Conurbation; and the Dorset (excluding South East) Structure Plan, which covers the remainder of Dorset. The Minerals and Waste Disposal policies of both Structure Plans have been reviewed simultaneously and were approved by the Secretary of State in September 1992. This Local Plan has been prepared to conform with these structure plan alterations. However, these policies were prepared in advance of a Minerals and Waste Local Plan and therefore contain some relatively detailed "development control style" policies. The 1991 Act required the then County Council to prepare a Countywide Structure Plan to replace the existing two plans. This single plan, which is now the joint responsibility of the three authorities - Bournemouth, Poole and the County Council, is proceeding towards adoption which is anticipated for 1999. The 1991 Act also requires the Countywide Structure Plan to concentrate on strategic policies indicating the general scale and provision of development and the broad areas of restraint on development. When it is approved, the detailed policies will be lost. Consequently, this Local Plan incorporates, and where appropriate develops, the recently approved Minerals and Waste Disposal policies of the existing Structure Plans.

2.10

The Wessex Aggregates Study was a non-statutory study carried out jointly by Dorset, Wiltshire and Hampshire County Councils and published in 1989. It looked at the distribution of sand and gravel resources in the three Counties and the planning constraints on them. It concluded that Dorset and Hampshire would need to allocate further gravel extraction areas in their Minerals Local Plans to meet the requirements to 2005. It also concluded that some 75% of the unconstrained resource within the study area was in Hampshire.

2.11

A Waste Disposal Plan for Dorset was prepared by the County Council, as Waste Disposal Authority, in 1984, under the provisions of the Control of Pollution Act 1974. The role of waste disposal plans is different from that of waste local plans prepared under the Planning Acts. The waste disposal plan is concerned primarily with the strategy for waste disposal rather than its land-use implications. However, waste local plans must have regard to, and be consistent with, the waste disposal plans with regard to the anticipated need, nature, quantity and distribution of waste. The 1984 Waste Disposal Plan is still in force but its statistical database is now out of date. Prior to its inclusion in the Environment Agency the former Waste Regulation Authority produced a Waste Management Position Statement in February 1996. The plan deals with type and quantities of waste in Dorset and the facilities available to deal with it.

2.12

Other documents which have been taken into account are:

(i) The County Development Plan (1957) which allocated areas for a range of minerals.

(ii) The Report of the Working Party on the Stone Industry of Portland (1977) which made recommendations about future working, including aggregates. These recommendations were not adopted as formal policy.

(iii) Ball Clay in Dorset: A Consultative Document (1982) which made recommendations on future policy. These recommendations were not adopted as formal policy.

(iv) Oil and Gas in Dorset: Policy and Practice (1986) which has not been through a formal consultation procedure but which forms the basis of the County Council's approach to these developments.

3. Planning Policies for Minerals & Waste - general considerations

Background

3.1

It is generally accepted that a steady supply of minerals is essential to meet the reasonable aspirations of society: sand, gravel and crushed rock to build homes, hospitals, schools, roads and bridges; building stone to maintain the fabric of historic buildings or to enable sympathetic development to be achieved in conservation areas; energy minerals to heat and light our homes and to power transport and industry; and, specialist industrial minerals like ball clay for the manufacture of household items including tableware and sanitaryware. On the other side of the coin, each household in the County produces, on average, around one tonne of domestic waste each year, in addition to the wastes produced by industry and commerce, all of which has to be dealt with in an environmentally acceptable way. At present the majority of this goes to landfill sites.

3.2

Some minerals, principally aggregates, are consumed within Dorset, whilst others, ball clay, oil and gas and to a lesser extent building stone, are mainly exported for consumption outside the County. Conversely, Dorset is dependent on imports from other counties and regions to meet its needs for some minerals, e.g. aggregates, coal etc. Self-sufficiency in minerals is not a viable option for Dorset and is unlikely to be for any other County. There is an interdependence between counties, or regions, within which each has a responsibility to accept a reasonable share of the overall demand for minerals.

3.3

At the same time Dorset is a County with an exceptionally fine natural and historic heritage, much of which, like some of its minerals, is of international and national importance including Ramsar sites, large tracts of Areas of Outstanding Natural Beauty (AONB), the Heritage Coast, over 140 Sites of Special Scientific Interest, 9 National Nature Reserves, and many sites of nature conservation importance.

3.4

It is a fact that the geological conditions which gave rise to many of the mineral resources also gave rise to some of the most important landscapes and natural habitats in the County, ball clay underlying important heathland SSSIs being a prime example. Unlike most other forms of development minerals can only be worked where they occur. Alternative locations may not always be available. Consequently, the conflict between the need to work minerals (and, to a lesser extent dispose of wastes) in order to support and improve the living standards of society, and to maintain and improve important landscapes, habitats and the amenities of local people, is particularly difficult to reconcile. It is one of the principal objectives of this Plan.

3.5

Furthermore mineral resources are finite. It is therefore particularly important in developing that:

(i) recycled and secondary materials and waste products are used wherever possible in substitution for freshly extracted minerals;

(ii) they are put to their best possible use (i.e. high quality materials are not being unnecessarily used for low quality end-uses);

(iii) they are not unnecessarily lost or sterilised by other forms of development.

3.6

Often older mineral and waste sites were operated and restored to environmental standards far below those required now. In many instances this legacy remains today. This has damaged both the environment and the reputation of the industry, and has created a very negative perception in the public mind about these activities particularly as expectations have changed dramatically in recent years. This makes planning for their future very much more difficult. The mineral planning authorities must share some responsibility for this situation. Sometimes decisions have been made in the absence of a full understanding of all the processes involved and their complex inter-relationships; sometimes conditions have been imposed on planning permissions which do not adequately control the operations and sometimes operations have been insufficiently monitored, particularly during the restoration and aftercare periods.

3.7

However, this situation is not inevitable. Mineral working and waste disposal in appropriate locations can be properly controlled to take place in an environmentally acceptable manner. Land taken out of use for such operations can be returned to a beneficial after-use in a relatively short time period - "borrowed" rather than lost. Mineral and waste disposal operations if properly located, controlled and conditioned can offer positive opportunities; landscape enhancement, the reclamation of former mineral sites, the creation of new habitats, significant improvements to agricultural land, or perhaps recreational facilities such as water parks.

Planning Applications

3.8

It is therefore important to establish that:

(i) the mineral or waste facility is in an appropriate location;

(ii) the site can be operated without unreasonable detriment to the environment or amenities of local people;

(iii) the site can be restored to a beneficial after-use which, in certain circumstances, may provide positive gains for conservation or recreation; and that all these considerations are taken into account before a decision is made.

3.9

The level of information the Planning Authority will normally require to accompany applications for mineral or waste operations is set out in the Supplementary Planning Guidance. The list of requirements is comprehensive and some items may not be relevant for some types of development (e.g. measures to monitor and control Leachate and landfill gas on sites where only inert wastes are proposed). The Guidance also indicates the circumstances in which an Environmental Statement is likely to be required.

3.10

The Planning Authority's stance on determining applications for mineral and waste related development is set out in Policy 1, 2 & 3. Decisions on applications will take into account the objectives of sustainable development in all cases and applications within the AONB or SSSIs will be subject to the most rigorous examination. This latter test (required by Policy 1) will normally include an assessment of:

(i) the need for the development, in terms of national considerations of mineral supply and the impact of permitting the development, or refusing it, on the local economy;

(ii) whether alternative supplies can be made available at reasonable cost; and the scope for meeting the need in some other way.

As the majority of mineral working and waste management facilities are temporary uses of land it is important that sites are restored as soon as possible, with such restoration being progressive so that the minimum area of land is open at any one time. Restoration and aftercare should ensure that land is returned to a standard suitable for beneficial after-use as soon as possible and provide the means to maintain or, in some circumstances, even enhance the long term quality of the land. Increasing use of progressive restoration should reduce the potential environmental damage left by any failure to restore. However to avoid future dereliction and the possibility that the costs of reclamation may have to be borne by other public or private sources it is important that applicants can demonstrate what the likely financial and material budgets for restoration and after-use will be and how they propose to make provision for such work during the operational life of the site. This requirement is set out in Policy 3.

Policy 1: Consideration of Applications for Mineral & Waste Facilities

Applications for mineral or waste facilities which would give rise to significant adverse impacts on Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, or; which would, by virtue of their scale and nature require Environmental Assessment: will be determined in the light of the need for the development and the possibility of meeting that need in an alternative less damaging location.

Policy 2: Restoration

Where a minerals or waste development proposal would involve the temporary use of land and the disturbance of the original landform, it will be permitted only where the operations involved are programmed and phased in such a way as to ensure that the minimum area of land is subjected to the operations concerned at any time and the site is progressively restored to a beneficial after-use at the earliest opportunity.

Policy 3: Practicability of Working Methods

Applications for minerals or waste developments will be permitted only where the Planning Authority are satisfied that:

(a) the methods proposed for the management of the site are practicable, and;

(b) where such a proposal would involve the temporary use of land and the disturbance of the original landform:

(i) the proposals for its restoration, aftercare and after-use are practicable and compatible with the surroundings; and

(ii) the applicant has demonstrated what the likely financial and material budgets and programming for the reclamation of the site would be.

3.11

Reference has already been made to the inadequacy of planning conditions on some older mineral permissions and how this has contributed towards unacceptable standards of operation and restoration, and the consequent negative perception of the minerals and waste industry. This situation is slowly improving, and in addition the County Council welcomes the recent initiatives of some sectors of the industry to introduce voluntary codes of practice for its members to promote "good housekeeping". These include SAGA's "Code of Practice", BACMI's "Environmental Code" and the CBI's "Archaeological Investigations Code of Practice for Mineral Operators" (SAGA and BACMI, from 1 July 1997, have merged forming the "Quarry Products Association"). However, such codes do not provide the detailed guidance on planning conditions which are necessary for development control purposes. Because the matters to be covered by planning conditions are so wide ranging it is not appropriate to set them out in detail in policy. However these matters are referred to in Supplementary Planning Guidance published by the Planning Authority as a separate document from the Plan.

3.12

Although properly worded and relevant planning conditions which are complied with and where necessary enforced should be able to secure the restoration, aftercare and after-use of mineral sites there may be exceptional cases where it would be reasonable for an MPA to seek a financial guarantee to cover restoration (including aftercare) costs through a voluntary agreement/planning obligation.

Examples of such situations may be:

(i) for very long term projects where progressive reclamation is not practicable and where incremental payments into a secure fund may be made as the site develops;

(ii) where a novel approach or technique is to be used, but the MPA considers it justifiable to give permission for the development;

(iii) where there is reliable evidence of the likelihood of either financial or technical failure, but these concerns are not such as to justify refusal of permission.

Policy 4 sets out those circumstances in which the Planning Authority will invite applicants to supply a bond or financial guarantee in respect of restoration or to fund management of the new after-use where that needs to last beyond the formal aftercare period.

Policy 4: Seeking Bonds or Financial Guarantees

The Planning Authority will invite applicants to supply a bond or financial guarantee prior to commencement of development to cover restoration and aftercare costs where the applicant is not contributing to an established mutual restoration funding scheme and where:

(i) a project has a very long, but finite life, and progressive restoration and aftercare are not possible; or

(ii) a novel approach or technique is to be used; or

(iii) a scheme of restoration at low level involving pumping in perpetuity is proposed in an area of high groundwater; or

(iv) there is reliable evidence of the prospect of the financial failure of the applicant.

Locational Constraints

3.13

Reconciling the conflict between meeting the unavoidable need for mineral and waste facilities and protecting Dorset's environment lies at the heart of this Plan. The (then) Structure Plan policies for minerals and waste contained in the County Council publication MSP4 formed the starting point from which policies in this local plan were developed. Policies 8.6/M6 set out the criteria to be taken into account with regard to national and international designations such as Ramsar sites, AONBs and Sites of Special Scientific Interest (SSSIs), (an explanation of these terms is given in the glossary), whilst Policies 8.8/M8 set out the criteria for generally (but not exclusively) more local designations such as sites of nature conservation importance and important areas of landscape. However, because of the more detailed work which has now been carried out during the preparation of this plan, in quantifying the need for mineral and waste resources, in delineating the extent of the resources and in assessing in the field the likely impact of working, it has been possible to develop the Structure Plan locational constraints policies further. However since preparation of the Local Plan the County's Structure Plan policies have been revised, updated and rolled forward into a new Dorset Structure Plan. When adopted, policies in that document will form the strategic land use policies for Dorset. Until then the relevant structure plan policies for minerals and waste are those contained in MSP4.

3.14

Further development of structure plan policies at the local plan level has been achieved through an exercise referred to as "sieve mapping" which is described more fully in Technical Appendix 1. In essence this involves mapping the known extent of the resources (for example, the outcrop of the Plateau and River Terrace gravel deposits) and superimposing on the resource map overlays of environmentally sensitive areas which it is desirable to protect (for example AONBs, SSSIs etc). This enables areas of "unconstrained" resources to be identified. Clearly, if it is possible to meet the need within an "unconstrained" area, then greater protection can be afforded to environmentally sensitive areas or constraints. In other cases the sieve map exercise has shown that some minerals can only be found in, or in close proximity to such constraint areas.

This process has led to the identification of "Preferred Areas" for some minerals. Different criteria are, therefore, proposed for applications within Preferred Areas (Policy 5) and those outside Preferred Areas (Policy 6). Within "Preferred Areas" the general principle of working is established so the Policy identifies measures to alleviate environmental effects and safeguard local amenity. (In the case of the latter, buffer zones, landscaping, methods and hours of working, noise, dust and blasting attenuation measures will be matters for consideration). Outside Preferred Areas applications will need to establish that the need for the development outweighs other considerations. "Preferred Areas" are proposed only for sand and gravel, ball clay and Purbeck stone.

Policy 5: Relating to Applications within Preferred Areas (Minerals Only)

Planning applications for minerals on land within the Preferred Areas will be permitted provided all the following criteria are met:

(i) proposals affecting an AONB, the Heritage Coast, or an area of acknowledged landscape importance make adequate provision to alleviate the impact of the development on the landscape, and ensure that restoration and after-use is appropriate to the landscape character of the area;

(ii) proposals can be carried out without significant adverse effects on:

(a) listed Ramsar sites, potential or classified Special Protection Areas or candidate or designated Special Areas of Conservation. Where a proposal not directly connected with or necessary to the management of the site for nature conservation would have significant effects on that site and would adversely affect its integrity in nature conservation terms the application for planning permission will be assessed in accordance with internal wildlife nature conservation obligations, and will have regard to possible alternative solutions, any priority habitats or species hosted on the site, any imperative reasons of overriding public interest, and any human health or safety considerations or benefits of primary importance to the environment;

(b) sites of Special Scientific Interest, National Nature Reserves, Marine Nature Reserves or species specially protected under the Wildlife and Countryside Act 1981 or other relevant national legislation. Where a proposal would have significant adverse effects on such a site the application for planning permission will be assessed having regard to whether such effects can be alleviated and whether the importance of the development is sufficient to override the site's nature conservation interest;

(iii) proposals include measures to alleviate to an acceptable degree any significant adverse effects they would have on: Sites of Nature Conservation Interest, Regionally Important Geological Sites, Local Nature Reserves, or areas of marine wildlife interest;

(iv) proposals affecting the best and most versatile agricultural land (incorporating grades 1, 2 and 3a) do not result in the irreversible loss of such land, and make adequate provision for the land to be restored substantially to the same grade within an agreed timescale;

(v) proposals on, or in the proximity of an Ancient Monument, whether scheduled or not, provide that either:

(a) the development can be carried out without significant adverse effect on the archaeological site, or

(b) in the event of the Planning Authority taking the view that the need for the development outweighs the need to retain the archaeological site, the proposal makes adequate provision for an appropriate level of archaeological recording and a programme of work through to publication of results;

(vi) proposals affecting surface or sub-surface water resources or land drainage systems can be carried out without a significant adverse effect on the resource or system (including any fishery or natural ecosystem it supports), or that any such effect can be satisfactorily alleviated;

(vii) proposals, either individually or cumulatively (looking at the impact the proposal would have, in addition to sites already working or committed) do not significantly affect the amenity of:

(a) residential dwellings;

(b) schools, hospitals, residential establishments and other sensitive land-uses;

(viii) proposals in the proximity of any Listed Building pay special regard to the desirability of preserving that listed building or its setting or any features of special architectural or historic interest which it possesses; proposals in the proximity of a Conservation Area pay special attention to the desirability of preserving or enhancing the character or appearance of that Conservation Area or its setting; proposals make adequate provision to alleviate the impact of the development on historic parks and gardens;

(ix) proposals do not adversely affect to a significant degree:

(a) the safety, engineering capacity and environment of the surrounding highway network, including where off site highway improvements are necessary, the amenity and environment of features of acknowledged importance in the vicinity of the improvements;

(b) the safe and efficient operation of Bournemouth International Airport, Yeovilton Aerodrome or the Portland Helicopter Base;

(c) the amenity, convenience and recreational benefit of any public rights of way within and surrounding the site;

(x) proposals satisfactorily address all the development control criteria and issues identified in the Site Assessments for the relevant Preferred Area, and in particular that they make provision for any necessary advance landscaping or planting to be effective at the appropriate stage.

Note:
The water resources referred to in Policy 5 (vi) and 6 (ii) (d) are dependent on water quality and quantity, and include wetlands of recognised importance and wildlife habitats.

Policy 6: Relating to Applications Outside the Preferred Areas

Any planning application for mineral or waste facilities on land outside the Preferred Area shall be treated as follows:

(i) any application which is within, or which would adversely affect:

(a) an Area of Outstanding Natural Beauty, or

(b) a listed Ramsar site, a potential or classified Special Protection Area or candidate or designated Special Area of Conservation, a Site of Special Scientific Interest, a National Nature Reserve, a Marine Nature Reserve or a species specially protected under the Wildlife and Countryside Act 1981 or other relevant national legislation, shall be subject to the most rigorous examination. In the case of internationally important designations (SPAs, SACs, Ramsar sites), where a proposal not directly connected with or necessary to the management of the site for nature conservation would have significant effects on the site and would adversely affect its integrity in nature conservation terms the application for planning permission will be assessed in accordance with international wildlife conservation obligations and will have regard to possible alternative solutions, any imperative reasons of overriding public interest, and any human health or safety considerations or benefits of primary importance to the environment;

(ii) any other application will only be permitted where, having regard to the benefits that would accrue from it:

1. it has no significant adverse effect, either individually or cumulatively on any of the areas, designations, or criteria identified in (a) to (j) below or;

2. any significant adverse effect it would have, whether individually or cumulatively on any of the areas, designations or criteria identified in (a) to (j) below can be satisfactorily alleviated with appropriate and acceptable mitigating measures:

(a) Sites of Nature Conservation Interest, Local Nature Reserves, Regionally Important Geological Sites, areas of marine wildlife interest;

(b) the best and most versatile agricultural land (incorporating grades 1, 2 and 3a). In assessing the acceptability of proposals for irreversible development affecting the best and most versatile agricultural land, any special characteristics the proposed site may have for that development and the feasibility of directing the development to land of the lowest possible agricultural land quality will be taken into account;

(c) Ancient Monuments whether scheduled or not, and the settings of any of these;

(d) surface or sub-surface water resources or land drainage systems;

(e) the Heritage Coast, Conservation Areas, Listed Buildings, Historic Landscapes, Historic Parks and Gardens (including the setting of any of these), and other areas of acknowledged landscape importance. In assessing the acceptability of proposals located in the proximity of any Listed Building special regard will be paid to the desirability of preserving that Listed Building or its setting, or any features of special architectural or historic interest which it possesses.

In assessing proposals in the proximity of a Conservation Area special attention will be paid to the desirability of preserving or enhancing the character or appearance of that Conservation Area or its setting;

(f) the amenity of residential dwellings or of schools, hospitals, residential establishments, areas of acknowledged importance for quiet recreation and other sensitive land uses;

(g) the safety and engineering/ environmental capacity of the surrounding highway network including, where off site highway improvements are necessary, features of acknowledged importance in the proximity of the improvements;

(h) the amenity, convenience and recreational benefit of any public rights of way within and surrounding the site;

(i) the Bournemouth International Airport, Yeovilton Aerodrome and Portland Helicopter Consultation Zones.

Protection of Resources

3.15

Minerals are a finite resource as are potential facilities for importing aggregates such as wharfs and railheads. The sieve map exercise has demonstrated that when issues of environmental acceptability are also taken into account the available resource is even more restricted. The same considerations apply, although perhaps to a lesser extent, to waste disposal facilities. It is therefore essential, in promoting a sustainable approach to minerals and waste planning, that these resources are not denied to future generations through being sterilised by other forms of development. There are two aspects to this principle. First to ensure that the resources themselves are not sterilised and second to ensure that sensitive uses or developments (particularly housing) do not encroach on existing or potential mineral or waste developments to the detriment of their own amenities. Policy 7 is worded to cover both aspects. The policy will be implemented through a consultation procedure with the District and Borough Councils - who are usually the determining authorities for applications which are not mineral or waste-related. The currently adopted minerals consultation zones for the County are shown on the Explanatory Map and the consultation procedure is discussed more fully in Technical Appendix 2.

3.16

For ball clay a consultation area has been established and a procedure operated for a number of years. The extent of the consultation zone encompasses an area within which deposits of ball clay are thought to exist. This area thus delineates the "probable resource" and will continue to be used as a basis for consultation. The procedure requires that the mineral planning authority are consulted on all applications received by the District within this area other than those classed as "minor developments"; these are specifically excluded. The Industry are also consulted. If the District is disposed to permit sterilising non-mineral development both the MPA or the Industry can request that the application be "called in" by the Secretary of State.

Policy 7: Safeguarding Resources & Facilities

It is the policy of the Planning Authority to safeguard important mineral resources and waste facilities from sterilisation by other forms of development and to ensure that sensitive development does not encroach into areas where it could be adversely affected by the working of minerals or the operation of waste facilities. This policy will be implemented by:

(i) the delineation of consultation zones around potentially valuable mineral resources, mineral voids, aggregate import facilities and waste disposal sites.

The identification of an area within a consultation zone carries no presumption that mineral working and/or waste disposal would be acceptable unless such uses are already permitted or allocated as Preferred Areas;

(ii) opposing applications for development which would sterilise important resources, or which would bring sensitive development into an area likely to be adversely affected by mineral workings, waste disposal facilities or the access to either unless:

(a) there is an overriding need for the development, or

(b) satisfactory engineering and mitigation measures are proposed for the development which would alleviate any adverse effects from nearby mineral working or waste management operations;

(iii) seeking to secure prior extraction where this is feasible and would not give rise to significant environmental and/or traffic problems.

Ground Investigations

3.17

Minerals are a national asset. It is important to know their location, quality and extent at all stages of the planning process. Similarly, ground investigations are of vital importance in planning for and assessing proposals for waste disposal in order to establish ground water regimes, possible patterns of leachate or

landfill gas migration, and for subsequent monitoring purposes. Some aspects of exploration for minerals are permitted development (i.e. exempt from the need for a specific grant of planning permission) under the provisions of the General Permitted Development Order 1995. There are no permitted development rights for ground investigations with regard to landfill operations, although in some cases these may be regarded as "de minimis". It is desirable that all ground investigation proposals are discussed in the first instance with officers of the Planning Authority. Policy 8 outlines the considerations which will be taken into account where planning permission is required.

Policy 8: Exploration

Applications (where development is not permitted under the General Permitted Development Order) to explore for minerals or for ground investigation work in connection with waste disposal sites will be permitted provided:

(i) the proposed development would not give rise to a significant adverse effect which could not be alleviated to the reasonable satisfaction of the Planning Authority on any of the criteria identified in Policy 5 in the case of exploration within a Preferred Area, or Policy 6 outside such areas;

(ii) the proposed development makes provision for the reclamation of all disturbed land within the shortest practicable period of time.

A permission to carry out exploratory work carries no presumption that a subsequent application for development would be acceptable in principle.

Ancillary Development

3.18

Plant and buildings ancillary to minerals working, for example, crushing, screening or processing plant, may be permitted development under the provisions of Schedule 2, Part 19 Class A or B of the General Permitted Development Order (GPDO) subject to them meeting a certain criteria. No comparable permitted development rights exist for plant and buildings associated with waste disposal facilities. In either case such structures could potentially detract from the amenities of the surrounding areas through visual intrusion, noise or dust. It is therefore important that they are suitably located, designed and maintained to minimise these impacts, whether permitted under the GPDO or the subject of a specific grant of planning permission. Operators are encouraged to discuss their proposals for all such developments with officers of the Planning Authority, even where they consider that they may constitute permitted development under Class A as this will nearly always involve a judgement as to whether the external appearance of the site would be materially affected.

3.19

The nature of such plant and buildings will be taken into account when considering suitable locations, but most forms of fixed or major

processing plant will not normally be appropriate within 250m of residential dwellings or other similar sensitive locations or uses. The approach to be taken for such developments is set out in Policy 9.

Policy 9: Ancillary Development

Buildings and processing plant ancillary to mineral working or waste management operations should be sited, designed and operated so as to minimise their visual impact and any disturbance from noise, dust, vibration or traffic. These forms of development will be permitted in locations outside the site of the parent mineral or waste facility concerned only where it is not feasible to locate them within the parent site or where a location outside the parent site would cause significantly less environmental impact than the ancillary development that would otherwise be needed within the parent site.

Transportation of Minerals & Waste

3.20

The environmental review of existing mineral and waste sites carried out by the Planning Authority during the preparation of this Plan identified road transport as one of the key areas of concern (45% of all sites were considered, following an in-house survey, to give rise to "moderate" or greater problems in this regard) particularly where there are concentrations of workings, for example in the Crossways and Puddletown Road areas. The traffic problems are particularly severe in the Fortuneswell area of Portland. The scope for reducing road-borne traffic is limited, although rail-linked aggregate depots, and perhaps to a lesser extent waste transfer stations, could have a role to play in the future. On a more localised scale, unprocessed mineral is sometimes taken on public roads from extraction areas to nearby processing plant (this takes place at a number of units on Puddletown Road). This may substantially increase the number of traffic movements/ crossings above that which would be normally expected to market the material. Field conveyors with under or overhead crossing of highways may in some cases alleviate this situation.

3.21

Where there is no feasible alternative to road transport, the Planning Authority expects the mineral and waste companies, and their contractors to operate their fleets to the highest practicable standards; cleaning wheels and chassis where necessary before leaving sites, sheeting loads and following agreed routes. In some instances the transport associated with minerals and waste developments may give rise to a necessity for road improvements. If contributions are sought to fund these improvements they will relate fairly and reasonably in scale and kind to the development to be permitted, and may constitute only part of the total cost involved. Policies 10 and 11 address these issues.

3.22

Freight Facility Grants continue to be available from the Department of Environment, Transport and the Regions (DETR) to assist with the capital cost of constructing rail and

inland waterway freight facilities. The rail grant is provided under Section 139 of the 1993 Railways Act and the inland waterway grant by Section 140 of the same Act.
A further measure to encourage rail freight was the introduction of the Traffic Access Grant in Section 137 of the 1993 Act. This assists rail freight operators with the payment of railtrack charges for access to the railway network and for rail freight flows which would otherwise be uncompetitive with road. Where justified by wider benefits, the grant may cover up to 100% of track charges, making access to the rail network free at the point of use.

Policy 10: Transport

Proposals for non-road borne transport links to existing or proposed quarries, marine wharfs, mineral disposal/ processing points or waste disposal/ processing sites other than those covered by Policy 22 will be permitted where they would satisfy the criteria of Policy 6, are located so as not to cause unacceptable visual intrusion, and would not have an unacceptable detrimental impact on the environment of the surrounding area.

Policy 11: Transport

Proposals involving the road-borne transportation of mineral and waste materials will be permitted only where they include satisfactory provision for preventing dust and mud nuisance emanating from the vehicles associated with the proposal.

Where off-site highway improvement or traffic management works are directly necessitated, either wholly or in part, by the development of a mineral or waste facility, that development will not be permitted unless arrangements are made to ensure that the necessary works will be implemented, either before the proposed development is operational, or otherwise before the traffic associated with the development reaches the intensity which gives rise to the need for the works in question.

Proposals for mineral or waste facilities will not be permitted where the associated traffic would have unacceptably detrimental noise, disturbance, vibration or safety effects on residential or other environmentally sensitive areas, unless operators make acceptable arrangements to ensure that routes through the sensitive areas are avoided.

Improvement of Existing Mineral & Waste Facilities

3.23

The problems of old and poorly conditioned planning consents have already been referred to in 3.6. Although more recent consents now address these issues, many old ones remain and some of the larger sites consist of a "mosaic" of permissions from many periods, the conditions of which, if not actually incompatible, do not provide a coherent strategy for the working and restoration of the site. The Environment Act 1995 provides for an initial review and updating of planning

permissions for old mineral sites (where the predominant permission was granted between 30 June 1948 and 22 February 1982) to bring them, as far as possible, up to current standards for the protection of the environment and amenity. The upgrading of these permissions is an ongoing process with the initial reviews taking place in two phases over the period to 2002. The Act also provides for the periodic review and updating of mineral planning permissions for all mining sites on a 15 year rolling programme. Furthermore in some cases existing consents conflict with areas now designated of conservation importance including SSSIs.

3.24

In the meantime, the Planning Authority is anxious to seek improvements through negotiation on all relevant sites. So far as practicable, the Authority would wish to see all sites operated and restored in accordance with the criteria outlined in supplementary planning guidance published by the planning authority as a separate document. Policies 12, 13 and 14 provide the basis for a voluntary mechanism for effecting environmental improvements to supplement the existing legislative provision and state the Authority's policy position with regard to three situations; (i) existing sites; (ii) dormant sites and (iii) land related to a new mineral or waste site.

Policy 12: Negotiated Improvements; Operating Sites

The Planning Authority will invite owners and operators of existing minerals and waste facilities to put forward proposals for securing reductions in the environmental and other impacts of these facilities.

The measures involved may include:

(i) minimising visual impact;

(ii) minimising the impact of noise, dust, vibration, landfill gas, leachate, smell, vermin, litter, traffic and other disturbance, insofar as those fall within planning control, and without prejudice to the requirement of any site licence/waste management licence;

(iii) improvements to access, traffic management and routeing arrangements;

(iv) protection, conservation and enhancements of features of geological, archaeological, historical or ecological importance or other features which may contribute to the appropriate beneficial after-use of the site;

(v) ensuring the progressive reclamation of sites to appropriate beneficial use;

(vi) minimising the effects of storage loss in the unsaturated zone of the aquifer.

Policy 13: Negotiated Improvements; Inactive Sites

The Planning Authority will invite owners and operators of existing minerals and waste facilities to put forward proposals for securing reductions in the environmental and other impacts of these facilities. The measures involved may include:

(i) voluntary relinquishment of permissions;

(ii) a reduction in any adverse visual impact;

(iii) reclamation of sites to an appropriate beneficial interim use or after-use.

Policy 14: Negotiated Improvements; Related land - cumulative impact

Where a development for a minerals or waste facility would in conjunction with disturbed land in the vicinity of the development lead to an unacceptable level of cumulative impact the avoidance of which is necessary to enable the development proposed to proceed, the Planning Authority will invite the applicant to make arrangements to effect the improvement of the existing disturbed land to the extent that such improvements are reasonably related in scale and kind to the development proposed. The measures involved may include:

(i) interim reclamation of long term working areas;

(ii) low level restoration, provided it can be fully integrated within the landscape and would not result in adverse effects on long term after-use, land drainage or the local environment;

(iii) measures to provide suitable topsoil and subsoil layers;

(iv) measures to provide for monitoring and control of gas and leachate, and a stable surface for landfill sites;

(v) measures to protect, conserve and enhance features of geological, archaeological or ecological importance or other features which may contribute to appropriate beneficial after-use of the site;

(vi) regard to be paid to the landscape character of the area and an integrated plan for the retention and creation of appropriate landscape features;

(vii) measures to minimise loss of storage in the unsaturated zone of the aquifer;

(viii) aftercare management for five years.

4. Aggregates

Background

4.1

This chapter briefly outlines the main issues relating to the provision of aggregate minerals in Dorset. Fuller details, particularly relating to how the forecasts of future demand have been derived and divided up or "apportioned" between the various counties in the South West, are given in Technical Appendix 3.

4.2

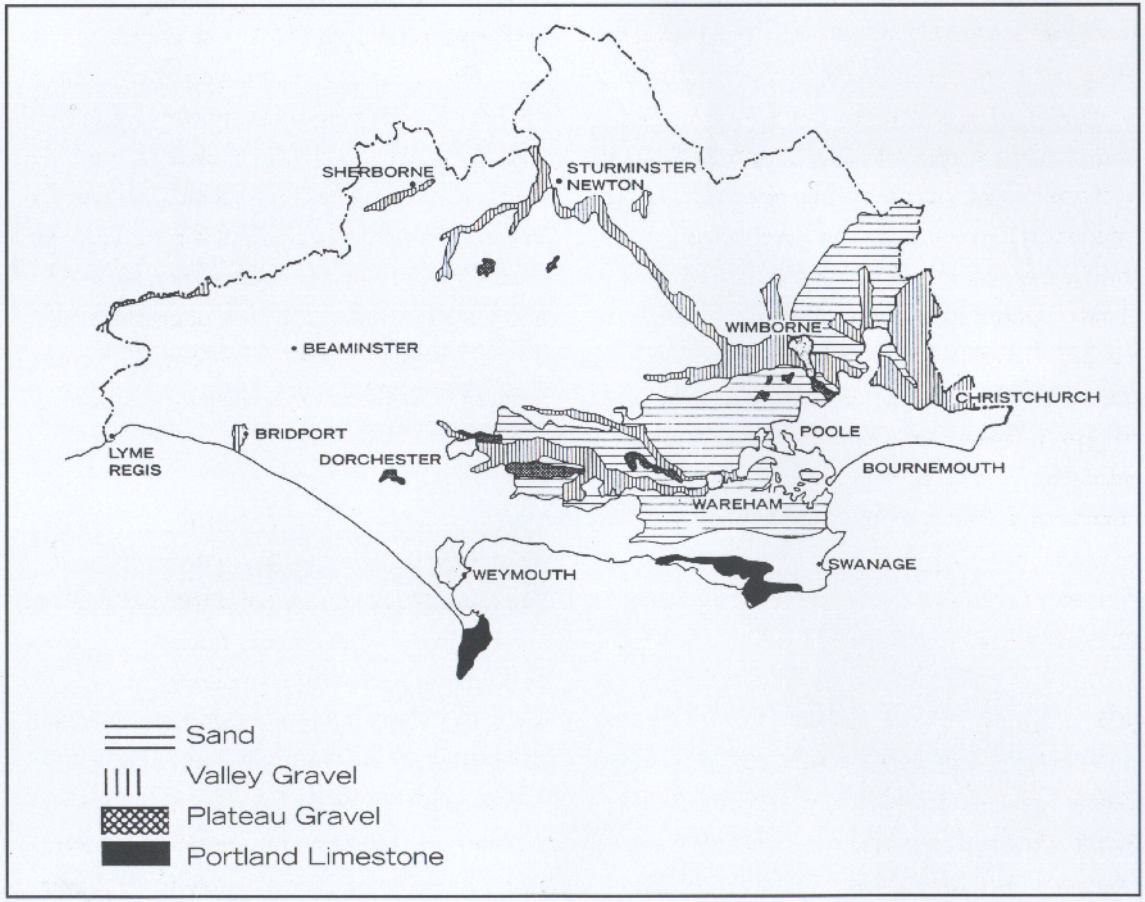
The term aggregates covers a wide range of naturally occurring and artificial materials which are used in the construction industry. They are commonly angular to rounded fragments of relatively inert materials which are generally used in association with, or bound together by, other materials such as cement to produce concrete and mortar, or bitumen to produce bituminous macadam. In an unbound state, aggregates also have a variety of uses - for instance as a fill material, as railway ballast or as filter media. Aggregates are used to provide the bulk, strength and wearing characteristics for many constructional and civil engineering structures. The physical properties required of aggregates vary widely according to their proposed usage. High quality, clean, careful size-sorted sand and gravel is needed for concrete manufacture as is some crushed rock. "Soft" sands for mortar manufacture or asphalting require a different grain size and shape to the "sharp" sands used for concreting. Stone used in the sub-base of road construction needs to be resistant to frost damage and that in the wearing course needs to resist polishing by tyres. Much lower grade materials may be suitable for less critical uses, such as bulk fill in road embankments. Aggregates are not therefore necessarily interchangeable, each market requiring an aggregate with distinct and specific qualities.

Distribution of Aggregate Resources in Dorset

4.3

Three naturally occurring types of aggregate are produced in Dorset: land-won sand and gravel, marine-dredged sand and gravel and crushed limestone rock. Dorset's land-won sand and gravel has come traditionally from the Plateau Gravels, and from the much older sand deposits of the Poole Formation. Fig. 1 shows where these deposits are to be found. The location of existing workings for aggregates and all other minerals is shown on the Explanatory Map.

Figure 1 Aggregates Distribution



4.4

Plateau Gravels are found capping many of the hills and ridges in a broad zone stretching from the north of Dorchester to Wareham and around the fringes of Poole, Bournemouth and Wimborne. These gravels, composed of flint and chert, are generally 2 to 3 metres deep and are thought to be the remnants of gravel deposited by river systems which dissected the Wessex basin area between 10,000 and 2 million years ago (during the Quaternary period). Today, as a result of subsequent erosion, fragmented outcrops are all that remain of these variable but once extensive deposits. Such deposits have been the main source of gravel in Dorset in the past. Now, however, only isolated pockets remain available for the industry, the rest having been worked out or built upon.

4.5

A second type of deposit, referred to as Valley Gravel, is found in the valleys of the Piddle, Frome, Stour and Avon. There has been only limited working of these deposits in the past. These gravels, usually 3 to 4 metres deep, have been deposited by more recent (within the last 10,000 years) river systems which have reworked older deposits, including the Plateau Gravels. They now remain as terraces lining existing valley sides and underlying recent river alluvium. High concentrations of chalk and lignite in some of the smaller valleys, and on the fringes of larger deposits, can restrict the Valley Gravels suitability for some construction uses although modern processing techniques can overcome these difficulties.

4.6

The sands of the Poole Formation, also a source of aggregate, were deposited much earlier in Tertiary times. These sands generally comprise a series of upward fining sequences which become more fine grained with increasing silt content towards the south east. The relatively large variation in particle size in these sands assists the production of a wide range of sand products for construction and industrial uses, but their unpredictable distribution within the Poole Formation does present difficulties in assessing reserves.

4.7

Marine-dredged sands and gravels, which are a potential source of aggregate, are found between Durlston Head and the Isle of Wight. It is thought that these are fluvial, fluvio-glacial or beach deposits formed during glacial episodes within the last 2 million years when the sea level was lower than at present. Subsequent marine inundation has resulted in the winnowing and sorting of such deposits by current action. Immediately to the south west of the Isle of Wight, fine pebble-sized grains predominate, whereas further to the south and west the proportion of larger sized material increases. Flint, as in the land-won sand and gravel, is the major component with some fragments of chalk.

4.8

Aggregates are also produced in Dorset from crushed Upper Jurassic limestone which outcrops on Portland and Purbeck. Some beds of the Portland Limestone, which have a high proportion of cherty material, have no value as building stone but have been extensively quarried and crushed for use as aggregate, as have the Capstones of the succeeding Lulworth Formation in the Purbeck Limestone.

Structure of the Industry

4.9

The aggregates industry in Dorset comprises a combination of large and small companies. The 10 sand and gravel pits are run by 3 large companies; Hanson Aggregates, Bardon Aggregates and SITA/BFI Limited, and 5 smaller independent operators. Crushed rock aggregates are produced from 4 quarries operated by Hanson Aggregates, Tarmac Quarry Products (Southern) and by 2 small independent companies. There is presently only one wharf at Poole receiving marine-dredged sand and gravel taken from areas to the south and east of the Isle of Wight. The locations of all these operations are shown on the Explanatory Map.

Figure 2 Aggregates Production

Aggregates Production & Consumption in Dorset

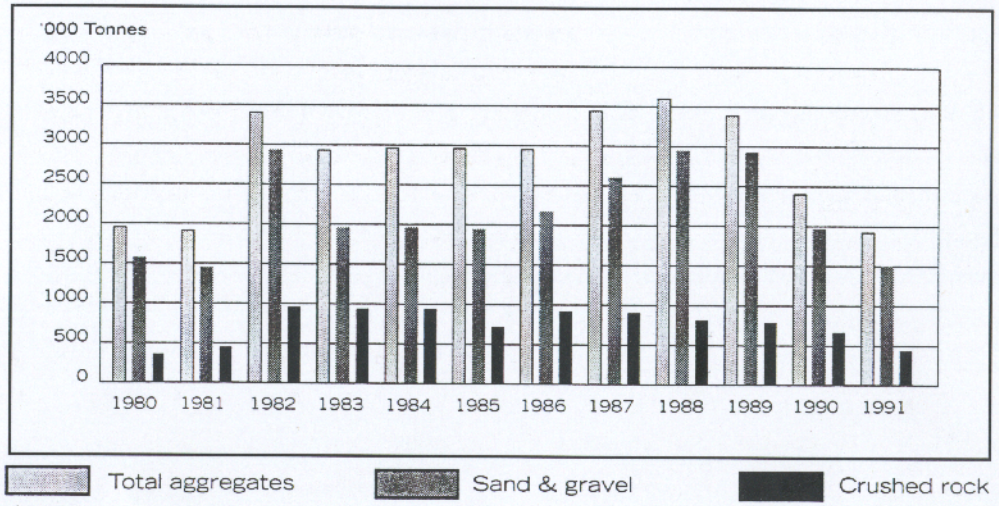
4.10

In 1989 Dorset supplied 3.27 million tonnes of aggregate. This comprised (million tonnes):

(i)	land-won gravel	0.61
(ii)	land-won sand	1.63
(iii)	Hoggin (bulk fill)	0.22
(iv)	crushed limestone	0.61
(v)	marine-dredged sand and gravel	0.20
	Total Production	3.27

1989 production represented an increase in sand and gravel production of 16% over 1985 but a fall of 9% in crushed limestone output. The pattern of production in the County over the past 15 years is shown in Fig. 2.

Figure 2 Aggregates Production



Source: Business Monitor

4.11

The main market for aggregate in the County is the South East Dorset conurbation. However, not all of Dorset's production is used in Dorset. In 1989, 1.66 million tonnes (about 67%) of land-won sand and gravel production was consumed within Dorset, whilst 0.8 million tonnes (33%) was exported, chiefly in the form of sand to Somerset. About 97% of the crushed rock production was used within Dorset. In return, Dorset imports aggregate from other counties, comprising mainly crushed rock from quarries in the Carboniferous limestone of the Mendip Hills in Somerset and gravel from the Avon valley in Hampshire.

4.12

Dorset's total consumption of aggregates in 1989 is set out below. It is important to note that Dorset is a significant net importer of aggregates (1.12 mt net in 1989). Imports therefore represent some 25% of total consumption within Dorset.

Figures shown in millions of tonnes	
(i) sand and gravel produced in Dorset	1.66
(ii) crushed limestone produced in Dorset	0.59
(iii) marine-dredged sand and gravel landed in Dorset	0.20
(iv) sand and gravel from Hampshire	0.66*
(v) crushed rock from Somerset	1.16
(vi) aggregate from other counties	0.12
Total Consumption	4.39

*Note: this figure includes some marine-dredged material.

Assessing the Future Need for Aggregates

4.13

Planning for aggregates is somewhat different from other minerals in that there is a well-established, although not uncontroversial, procedure for assessing the possible future demand for aggregates at a national or regional level and then apportioning this to a local, generally County-based, level on the basis of various factors. This has traditionally been achieved through "Regional Commentaries" prepared by the Regional Aggregates Working Parties (RAWPs) although now it is proposed by MPG6 (1994) that the sub regional apportionment is carried out by the Regional Forum on the advice of the RAWP.

4.14

The Regional Commentaries, in turn, are taken into account by Central Government in preparing regional guidelines for aggregates production. The current guidance takes the form of MPG6 "Guidelines for Aggregates Provision in England" published in 1994. In addition to setting out the likely level of aggregates provision in each region, the guidance also provides general planning criteria to be taken into account in planning for aggregates. Particularly important amongst these is the concept of landbanks. A landbank is a stock of land with planning permission for extraction sufficient to meet a given number of years supply at the anticipated rate of demand.

4.15

The current (1994) version of MPG6 indicates that planning authorities should seek to provide a 7 year landbank for sand and gravel at all times, and a "longer period" for crushed rock. Although Structure Plan policy based on the previous MPG6 (1989) required a 10 year landbank, it is appropriate that the Local Plan should be based on current guidance (MPG6 - 1994). This sets out the production requirements for the Region as follows:

Aggregate Guidelines for the South West 1992 - 2006

Figures shown millions of tonnes

sand and gravel	105
crushed rock	610
marine dredged	15
secondary/recycled	60
Total	790

In order to make some movement towards more sustainable strategy the guidelines have proposed for the first time a modest role for secondary/recycled aggregates in the pattern of future supply. However although the Draft Guidance of 1993 indicated that part of the regional demand might be met by imports from coastal superquarries (40 million tonnes up to the year 2011) this component has been dropped from the current guidelines which assume there will be no direct contribution from such sources to the region's aggregates supply.

4.16

The process of breaking down this production to a local authority level has traditionally been carried out by the RAWPs. However, the new guidelines indicate that it should now be done by the Regional Forum on the advice of the RAWP. For this region the basis of the apportionment exercise setting out the actual tonnages for which provision should be made were endorsed by the Regional Planning Conference in December 1994. The assumptions made are set out more fully in Technical Appendix 3.

Table 4.1
Summary of Aggregate Production (millions of tonnes)

Aggregate Type	Production Requirement (including landbank)	Permitted Reserves (1/8/97)	Allocation Requirement
Crushed rock	14.64 (10 years)	100+ *	Nil
Sand	33.3 (7 years)	38.28 **	Nil
Gravel	10.9 (7 years)	5.85 **	5.05

Notes to table:

* Langley is excluded from the assessment of permitted reserves

** includes Longham, Battery Bank, Henbury, Chard Junction and West Stafford

However, in essence it assumes that each county in the region will continue to meet broadly the same share of regional production as it did in the last published RAWP survey (AM89). The anticipated requirements for Dorset are set out in Table 4.1.

4.17

It can be seen from Table 4.1 that the landbank requirements vary between the type of material, reflecting government guidance. It is not the policy of this plan that the crushed rock landbank should be restricted to 10 years (Policy 20 now indicates a 15 year period as being appropriate). However the problems of forecasting so far into the future (in effect to the year 2016) in the absence of guidelines preclude a sensible estimate of the requirement being made and hence a nominal 10 year landbank has been assumed for the purposes of Table 4.1. On the basis of current MPG6 guidance, the Plan seeks to provide a minimum 7 year landbank for sand and gravel until the end of the Plan period. This effectively provides for production until the end of 2008. The cumulative production requirement of the Plan is therefore for the 17 year period 1992-2008. Table 4.1 then compares the anticipated production requirement for aggregates over the period 1992-2008 with existing permitted reserves and identifies the surpluses or shortfalls for which the Plan has to make provision. For crushed rock a simple volumetric calculation exercise concluded that there is a substantial surplus of already permitted crushed rock reserves to provide for all production needs, and for a residual landbank in excess of 10 years, throughout the plan period. It is not considered necessary to include an exact figure for permitted reserves while the Minerals Review under the Environment Act 1995 is proceeding as the final outcome of that process may restrict some of the currently available resource. Some of the permitted reserves of other minerals including sand, gravel and ball clay may also change following the review of mineral permissions in accordance with the Environment Act 1995. In addition permitted reserves of such materials may be affected by requirements flowing from the designations of SAC/SPA sites. There is a small surplus of permitted sand reserves, which will provide a 7 year landbank at the end of the Plan period. However, most significantly, there is a substantial shortfall of some 5.05 million tonnes of gravel to meet the minimum 7 year landbank requirement at the end of the Plan.

4.18

In national guidance it is acknowledged that it is not necessary to identify at the time of plan preparation the provision for full maintenance of the landbank beyond the plan period, only to demonstrate that such resources can be brought forward should this be necessary. The Inspector who considered the local plan upheld this view. The Inspector concluded that the existence of other potential extraction sites, and the provisions of Policy 17 relating to limited extensions to operational sites gave sufficient assurances that resources could be made available to meet the local plan production requirement and the seven year landbank beyond.

Meeting the Need for Gravel

4.19

In theory there are several ways in which the anticipated 5.05 million tonnes required for gravel could be met. The potential sources of supply include:

(i) indigenous resources of gravel in Dorset;

(ii) increased imports of gravel from adjoining Counties;

(iii) increased landings of marine-dredged gravel;

(iv) the substitution, at least in part, of gravel by crushed rock derived from:

(a) increased utilisation of indigenous crushed rock resources in Dorset;

(b) increased imports derived from adjoining Counties or regions, either by road or, subject to new infrastructure, by rail;

(c) imports by sea from "coastal superquarries" elsewhere in North West Europe, subject to suitable port infrastructure;

(v) increased use of secondary and recycled aggregates.

4.20

Some of the options, which play little or no part in satisfying the aggregate demand in Dorset at present, are likely to play an increasing role in the future, as indigenous land-won materials become increasingly scarce. Where these sources are compatible with the overall objectives of the Plan in terms of environmental acceptability and sustainability, their use will be encouraged. Although MPG6 (1994) assumes that there will be no direct imports into the South West from coastal superquarries this does not preclude the scope for such material being transhipped by rail or coastal vessels from major import facilities elsewhere in the south of England. Indeed this possibly is identified in Hampshire's Minerals and Waste Local Plan in the context of proposed facilities in the Southampton area.

4.21

Nevertheless for reasons discussed more fully in Technical Appendix 3 it is considered unlikely that the range of alternatives identified in 4.19 above will be able to substitute significantly for indigenous land-won gravel production particularly in the early years of the Plan. Consequently the initial supply strategy adopted in the Plan has been to seek to meet this 5.05 million tonne requirement for gravel from land-won resources provided this can be done in an environmentally acceptable way.

4.22

In order to test this in the first instance, a "sieve map" approach was adopted, which is described more fully in Technical Appendix 1. This involved overlaying a series of planning constraints on the geological map of the gravel resources to identify areas of "unconstrained" resources. The constraints were applied at two stages. The "Stage 1" constraints being essentially statutory designations or areas of acknowledged importance identified for protection in Structure Plan policies 8.6/M6 and 8.8/M8 (e.g. AONB, SSSI etc). The "Stage 2" constraints were more subjective in nature and were applied only to those sites passing the "Stage 1" exercise, following on-site examination. These include such factors as visual intrusion, proximity to dwellings, suitability of access etc.

4.23

Having carried out both stages of this sieve mapping exercise various preferred areas were identified. These sites have been through several levels of public consultation and debate and (Table 4.2) five remain. These preferred areas could yield between 3.51 and 4.01 million tonnes of gravel depending on how the site at Avon Common is worked. As can be seen from comparing Tables 4.1 and 4.2 there is a small shortfall of between 1.04 and 1.54 million tonnes of gravel. This amounts to under two years production requirement for Dorset at the end of the landbank period. The local plan inspector did not consider this an unreasonable position or one which was contrary to national policy. This point has already been noted in Para 4.18 above. In essence, then the existing permitted reserves and the proposed preferred areas provide sufficient provision for Dorset to meet its regional apportionment figure throughout the plan period and for a considerable number of years beyond.

4.24

Whilst the preferred areas are considered to be the most environmentally acceptable locations within the County for future sand and gravel extraction, the acceptability or otherwise of an individual proposal is a matter which can only be determined at the planning application stage. Policy 15 therefore identifies the detailed criteria which must be satisfied before an application within the Preferred Areas will be permitted. Further guidance on appropriate buffer zone distances is provided in the supplementary planning guidance produced by the Planning Authority.

Policy 15: Preferred Areas for Sand & Gravel

Planning permission will be granted for the winning and working of aggregates within the preferred areas at Woodsford Farm, Hurn Court Farm, Avon Common, Great Plantation and Tatchells Pit, provided that:

(i) proposals satisfy the requirements of Policy 5 and 19;
(ii) in the context of Policy 5 (vii), buffer zones are provided to the extent necessary to achieve an acceptable degree of mitigation of adverse effects including noise, vibration, dust and visual intrusion, having regard to local circumstances and the effectiveness of the other available mitigation measures;
(iii) proposals address the development control criteria set out in the site assessment for each Preferred Area in an acceptable fashion.

4.25

Because the sieve map and consultation exercises have identified sufficient resources (Preferred Areas) in environmentally acceptable locations to meet essential need, it is considered unnecessary and contrary to the principle of sustainability to permit further sites for sand and gravel on an ad hoc basis. Policy 16 therefore outlines the special circumstances where planning permission outside the Preferred Areas identified in Policy 15 will be granted.

Policy 16: Applications for the Winning & Working of Gravel Outside Preferred Areas

Planning permission for the winning and working of sand and gravel from land outside the Preferred Areas identified by Policy 15 will not be granted unless the development meets all of the requirements of Policy 6, and;

(i) the development would provide significant planning and environmental gains compared with similar development within a preferred area; or
(ii) the identified Preferred Areas cannot maintain an adequate landbank or rate of production; or
(iii) the proposal is for a limited small-scale extension to an existing site which meets all the requirements of Policy 17; or
(iv) the proposal is for a borrow pit which meets all the requirements of Policy 18.

4.26
Although the main extension areas have now been identified, there may be opportunities for other small-scale extensions. These may be in connection with sites producing any combination of construction or industrial sands and gravels from plateau, river terrace or tertiary deposits. Policy 17 sets out the criteria which such extensions must satisfy if they are to be permitted. Further guidance on appropriate buffer zone distances is provided in the Supplementary Planning Guidance produced by the Planning Authority.

Policy 17: Limited Extensions to Sand & Gravel Sites

Planning applications for limited extensions to existing sand and gravel sites referred to in Policy 16 will be permitted provided that:

(i) applications satisfy the requirements of Policy 6 and 19;

(ii) in the context of Policy 6 (ii) (f), buffer zones are provided to the extent necessary to achieve an acceptable degree of mitigation of adverse effects including noise, vibration, dust and visual intrusion, having regard to local circumstances and the effectiveness of the other available mitigation measures.

4.27
The other exception to the general presumption against new sand and gravel sites outside the Preferred Areas relates to "borrow pits". These are short-term quarries worked in close proximity to, and for the specific purpose of supplying, major road construction and similar civil engineering projects. In appropriate circumstances, the use of such sites can facilitate the construction project and reduce the impact of heavy goods vehicles on the surrounding road network and communities, compared with bringing aggregate from more distant existing quarries. As restoration by way of landfill would generate additional road traffic, this will not be permitted except where waste material arises from the associated works or another adjoining site. On the other hand, it is important to

ensure that these short-term benefits are not outweighed by damage to other interests of acknowledged importance. Such interests include international wildlife obligations as set out in paragraph 8 of PPG9, especially those proposed or established under Ramsar Convention or the EC Habitats and Birds Directive. Policy 18 therefore sets out the criteria which such proposals must satisfy.

Policy 18: Borrow Pits

Planning applications for borrow pits will be permitted provided all the following requirements are met:

(i) the proposal would not adversely affect:

(a) listed Ramsar site, potential or classified Special Protection Areas or candidate or designated Special Areas of Conservation. Where a proposal would have significant effects on that site and would adversely affect its integrity in nature conservation terms the application for planning permission will be assessed in accordance with international wildlife conservation obligations, and will have regard to possible alternative solutions, any priority habitats or species hosted on the site, any imperative reasons of overriding public interest, and any human health or safety considerations or benefits of primary importance to the environment;

(b) proposed or designated Sites of Special Scientific Interest, National Nature Reserves, Marine Nature Reserves or species specially protected under the Wildlife and Countryside Act 1981 or other relevant national legislation;

(ii)

(a) proposals within the AONB or Heritage Coast are subject to the most rigorous examination and are shown to be in the public interest;

(b) all proposals are designed and located so as to minimise their impact on the landscape;

(iii) the proposals would satisfy all the criteria of Policy 6(ii);

(iv) the site can be restored to the agreed after use within two years of commencement of extraction or within six months of the completion of the construction scheme whichever is the first practicable date;

(v)

(a) the site would be used solely in connection with a permitted construction scheme in close proximity, and;

(b) the proposal complies with Policy 3;

(vi) the borrow pit can be restored without the importation of waste material except where this can be done without harm to the environment from sources on the adjoining permitted construction scheme or from another source on an adjoining site.

Landbanks

4.28

Landbanks have been an integral part of aggregate planning for many years and their status in Central Government Guidance and Structure Plan policy has already been discussed in 4.14-4.16. The current guidance is that landbanks for sand and gravel should be for a minimum period of 7 years and that these should be maintained at the requisite level throughout the Plan period. This is equivalent to 17 years production (1992-2008). The Planning Authority will release land to maintain the separate landbanks for construction sand and gravel provided that the reserves of the different types may be identified separately and unambiguously. Policy 19 outlines this approach.

Policy 19: Sand & Gravel Landbanks

Subject to proposals acceptable in their land use implications coming forward, the Planning Authority will release land to maintain separate landbanks both for construction sand and for gravel in accordance with relevant Government guidance from:

(i) the Preferred Areas shown on Insets 1, 2, 3, 4 & 5;

(ii) limited small-scale extensions meeting the requirements of Policy 17, and;

(iii) sites proposed in the circumstances of Policy 16(i) or Policy 16(ii).

4.29

Neither MPG6 nor Structure Plan policy provides firm guidance on the landbank requirement for crushed rock beyond the statement in MPG6 that "a longer period (than 7 years) may be appropriate for crushed rock". Policy 20 introduces an upper limit of 15 years. A simple volumetric calculation exercise concluded that there is a substantial surplus of already permitted crushed rock reserves to provide for all production needs, and for a residual landbank in excess of 10 years, throughout the plan period. This is summarised in Table 4.1. It is not considered necessary to include an exact figure while the Minerals Review under the Environment Act 1995 is proceeding as the final outcome of that process may restrict some of the currently available reserve.

Policy 20: Crushed Rock Landbanks

The Planning Authority will refuse planning permission for crushed rock proposals if the landbank is in excess of 15 years unless:

(a) the proposal includes provisions to ensure that the total landbank of crushed rock in Dorset is not increased beyond 15 years, or;

(b) the proposal is required to cater specifically for an adjoining construction project and satisfies Policy 18.

Assessing Landbank Requirement, Actual Landbank, Need & Supply

4.30

MPG6 outlines the assessment of need and supply for aggregate provision. This comprises of two calculations, an assessment of landbank requirements and a calculation of the actual current landbank. The landbank requirement has been determined in this local plan through a local apportionment of the regional guidelines contained in MPG6. This is explained more fully in Para 4.13.

The current landbank is the sum of all the permitted reserves with valid planning permissions. This figure is calculated from the estimated reserves at operational sites and dormant or currently non-working sites irrespective of the site's size of reserves and production capacities. The current landbank figure does not include sites which are identified as Preferred Areas in this Local Plan or the contribution that could be supplied by marine-dredged, imported or secondary material. This is because the contribution the latter makes will be assessed and taken into account in the consideration of the regional supply pattern. Table 4.1 above shows how this landbank assessment affects Dorset.

When determining an application for aggregate provision the Planning Authority will consider how the landbank requirement and the actual landbank outlined in Table 4.1 represents "real need" and "real supply".

This involves an assessment of the following factors:

(i) the actual levels of production in recent years;

(ii) whether the particular nature and qualities of the aggregate concerned justifies granting planning permission;

(iii) whether there are constraints on the availability of the consented reserves that would significantly limit output for the period of the landbank i.e. restrictive planning conditions, physical characteristics of the site or major infrastructure constraints. The exact method of calculation of aggregate landbanks has been the subject of confusion at some Public Inquiries. The debate relates to whether the reserves to be included in the landbank calculation are the total permitted reserves in the Planning Authority area, or some lesser part of that reserve which is likely to be worked within a 10 year period. The latter interpretation is the more onerous for planning authorities to meet and could require, in some situations, considerably more allocations/permissions. It is considered that any procedure which would extend the landbank requirement is unnecessary and contrary to the principle of sustainability. In calculating the landbank referred to in Policy 19 and 20 the Planning Authority shall take into account the total permitted reserves (of construction sand or gravel, or crushed rock as appropriate) irrespective of whether those permitted reserves are being currently worked and irrespective of the existing or proposed plant capacity on any site.

Alternative Sources of Aggregates & Potential Development Areas

4.31

Although it is considered unlikely (see Technical Appendix 3) that alternative aggregates will make a substantial impact in reducing the demand for indigenous, primary land-won gravel, at least during the first half of the Plan period, the Planning Authority is anxious to promote the use of alternatives where this can be done in a way which is compatible with the overall objectives of the Plan. Consequently the Planning Authority will endeavour to monitor the use of secondary and recycled aggregate with a view to quantifying the level in future years.

4.32

There are three sites in Poole Harbour which may have the potential to be developed as aggregate landing and distribution depots. The first is the former Poole Power Station site, although the site owners have indicated that this would only be available for this purpose in the short term. In the longer term the landowners and the Poole Local Plan have indicated that the site will be developed for other uses following the construction of a new harbour crossing. The other two sites are adjoining wharfs immediately down stream from the existing harbour bridge. No specific sites have been identified for this purpose in Portland Harbour although this possibility is not precluded provided sites meet the criteria of policies 21 and 22.

4.33

There is also a rail linked industrial site at Holton Heath, 5km west of Poole, within which one specific site of some 4 hectares has been highlighted as a potential aggregates depot. This site, if developed in this way, could receive material from sources outside the County or Region (e.g. Mendips or East Midlands) for distribution in and around the conurbation.

4.34

All the above sites are designated as Potential Development Areas and are shown and described more fully on the proposals map and accompanying insets. Any proposals within these areas would still have to meet the criteria of Policy 21 and 22 which set out the Planning Authority's stance on encouraging and supporting proposals for the provision of alternative sources of aggregate where these can be utilised to reduce the dependence on indigenous, land-won sources of gravel or crushed rock provided that they meet identified criteria to protect interests of acknowledged importance. The Local Planning Authority will endeavour to monitor the use of secondary and recycled aggregates with a view to quantifying the level in future years. In addition to those alternative sources of aggregate listed in Policy 21, short haul imports from neighbouring Counties remain an important established part of the local market, particularly in the east of the County. These are an accepted feature of aggregate provision which is already built into the MPG6 calculations.

Policy 21: Alternative Sources of Aggregate

The Planning Authority will permit development for the production of alternative aggregates to indigenous land-won sand, gravel or crushed rock including:

(i) marine-dredged aggregate landed at wharves in Dorset;

(ii) sea-borne aggregate from coastal superquarries, landed directly in Dorset or trans-shipped from major deepwater ports on the south coast of England;

(iii) rail-borne crushed rock imported into Dorset via a rail-linked aggregates depot;

(iv) recycled waste materials, including recycled aggregate;

where it is acceptable in all planning respects, and in particular meets the relevant criteria of Policy 22 or Policy 23.

Policy 22: Aggregate Import Facilities

Applications for new or extended marine aggregate wharves or for facilities for unloading and distributing sea-borne or rail-borne aggregates will be permitted provided that:

(i) for those sites identified in Clause iv (a), (b), (c) and (d) of this policy, the locational criteria of Policy 5 are met, and for all other cases the criteria of Policy 6 are met;

(ii) it is located so as not to cause unacceptable visual intrusion;

(iii) in the case of any proposal in Poole Harbour upstream from the Harbour Bridge, development is not commenced until adequate provision can be made for an acceptable access; except where in re-using or re-developing an existing industrial site the proposal would not result in any significant increase in the historic level of vehicular movement;

(iv) notwithstanding the generality of (i) to (iii) above the planning authority will protect the following Potential Development Areas from sterilisation by objecting to forms of development which would preclude their potential for aggregate related facilities:

(a) the former Poole Power Station site; (on a temporary basis only until the comprehensive re-development of the site on completion of the proposed new harbour crossing)

(b) Railway Wharf; Poole Harbour;

(c) Dean & Dyball Wharf; Poole Harbour

(d) the Boyland site at Holton Heath Trading Park, Purbeck.

4.35

The Planning Authorities will keep under review the scope, timescale and specific requirements of an aggregate wharf. In this way the effectiveness of Policy 22 and the potential development areas outlined on Inset 14 can be monitored. At present there is no landbank requirement for secondary aggregates but the Planning Authority seeks to safeguard possible sites due to the limited locations suitable for these facilities. These facilities may be increasingly important in future years due to the constraints on extraction of land-won material.

4.36

The planning authority would also wish to encourage greater substitution of recycled aggregate for primary aggregate. This position is set out in Policy 23.

Policy 23: Aggregate Recycling Facilities

The planning authority will permit facilities for producing recycled aggregate:

(i) at permitted quarry and landfill sites for a period not exceeding the permitted life of those sites, or

(ii) on site allocated for industrial (general manufacturing and service) use provided that the proposal would not have an adverse effect which could not be alleviated to the satisfaction of the planning authority on:

(a) surface, subsurface water or land drainage systems;

(b) the amenity of residential dwellings, schools, hospitals, or similar sensitive locations or developments;

(c) the amenity of, and compatibility with, neighbouring uses;

providing, in any case, the criteria of Policy 6 are met.

Table 4.2

Estimated Yield of Mineral from Amended Preferred Areas (millions of tonnes)

Inset	Site	Gravel	Total Mineral	Comment
-	West Stafford	-	-	planning permission granted
1	**Woodsford Farms**	**1.33**	**3.02**	**no change**
-	Phillíols/Hyde Farms	-	-	site deleted upon Inspector's recommendation
2	**Hurn Court Farm**	**0.89**	**1.39**	**no change**
-	Longham	-	-	planning permission granted
3	**Avon Common**	***1.5(1.0)**	***3(2.0)**	**Total yield for site varies depending on the implementation of the Inspector's recommendation**
4	**Great Plantation**	**0.26**	**0.46**	**no change**
-	Battery Bank	-	-	planning permission granted
-	Chard Junction	-	-	planning permission granted
5	**Tatchells Pit**	**0.03**	**0.07**	**no change**
	Total	**4.01 (3.51)**	**7.94 (6.94)**	

Note to table:

* estimate of amount likely to be worked by 2008

total in brackets is the assumed figure for mineral presented by the Inspector in paragraph 3.1.24 of his report in to objections to the Deposit Draft Plan.

5. BLOCKSTONE

Background

5.1
Blockstone is the term used throughout this document to describe natural stone quarried in blocks or slabs for building purposes. It covers a wide range of types including monumental stone, accurately sawn and profiled blocks (generally referred to as dimension stone), and rough hewn random stone for walling. Massive blocks generally of lower grade material, with dimensions of several metres, are also used for sea defences (rock armour).

5.2
All the current blockstone workings are in Jurassic Limestones (Fig. 3) which have an extensive outcrop in Dorset, but most workings are concentrated on the Island of Portland and in Purbeck, where different and distinct horizons are exploited. In addition there are a few scattered quarries producing blockstone from different strata in North and West Dorset.

5.3
Annual production of Dorset blockstone is in the region of 80,000 tonnes, but it can fluctuate considerably. For instance, a specific contract for rock armour for sea defence works could significantly boost output.

5.4
There are substantial differences in the planning issues raised by the industry of Portland and the much smaller scale operations in Purbeck and they are considered separately in this chapter.

Portland Stone

5.5
Portland Stone has been considered to be of national importance. It was used extensively by Sir Christopher Wren in the re-building of London following the Great Fire of 1666, and during post-Second World War reconstruction. Today much of it is still used for prestige buildings outside Dorset.

5.6
The stone is derived principally from a 9m thick bed known as the Freestone which occurs within the Portland Limestone Group. It is overlain in most places by several metres of thinly bedded limestones and clays ("the Caps") and is underlain by 20-30m of limestone known as the Cherty Series. This is unsuitable for building stone because of its high chert (a type of silica) content. However, the Cherty Series and the Caps can be crushed for aggregates. Consequently, the two operations - blockstone extraction and aggregate production - are inextricably mixed at most quarries.

5.7
There are currently six or seven quarries working blockstones on Portland, although some areas are not worked on a regular basis. These include Admiralty, Bowers, Weston and Coombefield, Independent, Inmosthay and Perryfields.Their locations are shown on the Proposals and Explanatory Maps. The total output of blockstone from these sites is in the region of 50,000 tonnes per annum, of which about 50% is used for building and the remainder for rock armour. However, the blockstone extraction is overshadowed by the associated crushed rock aggregate operations, which over the period 1985-89 averaged around 280,000 tonnes per annum. It is these operations which contain the bulk of the 100+ million tonnes of permitted reserves of crushed rock shown in Table 4.1 of the Aggregates Chapter.

5.8
The reserves of blockstone within these sites are estimated to be in excess of 5 million tonnes. This is more than adequate to meet historic rates of production to well beyond the end of the plan period.

5.9
It follows from the above that there is no need to allocate further resources of Portland blockstone (or crushed rock aggregate) to meet anticipated need during the Plan period. This factor, taken in conjunction with the impact of the existing workings (see paragraphs 5.11 to 5.14) and the limited areas of the Island not already affected by quarrying permissions, has led to the conclusion that there should be a general presumption against further quarrying on the Island unless, exceptionally, such operations could produce significant environmental improvements. This might, for example, be achieved by the unopposed revocation of an existing consent (or part of a consent) and its replacement by an extension or new site in a less sensitive location. The scope for achieving this, however, is likely to be limited because of the developed nature of Portland. The position is set out in Structure Plan Policy M9, and Policy 24 of this Plan.

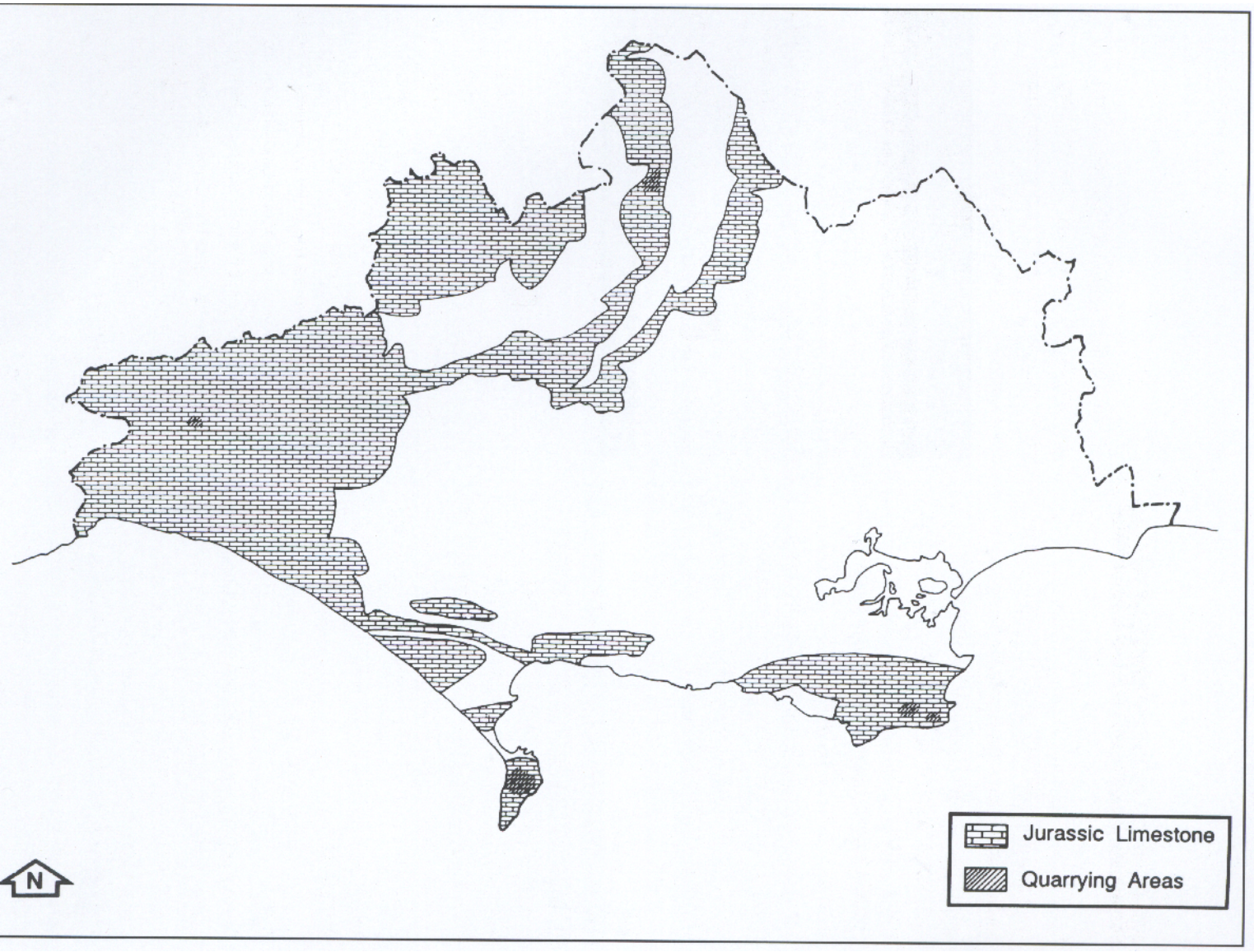
Policy 24: Presumption Against New Quarries

The Planning Authority will not grant permissions for new quarries or for extensions to existing quarries on Portland unless, exceptionally, significant environmental improvements would thereby be achieved.

Special Policies for Portland Stone

5.10
Current extraction on Portland takes place under two consents granted in the late 1940's and early 1950's which cover about 310 hectares. A further permission was granted in the 1950's for a further area totalling some 9. The total area granted permission represents almost two thirds of the top of the Island.

5.11
These old permissions are subject to very poor


N
Jurassic Limestone
Quarrying Areas

planning conditions and offer very limited control to the MPA over working and restoration. Therein lies the source of most of the problems that arise in relation to quarrying operations on the Island. The thrust of the Plan's strategy for Portland must therefore be one of minimising the impact of the existing quarries and seeking whenever possible a net environmental improvement. The environmental issues associated with quarrying can be grouped under four main headings:-

(i) residential amenity
(ii) traffic
(iii) visual impact
(iv) restoration

5.12
Several permissions immediately abut major housing areas (and some more recent housing areas have been built within consented quarry areas). This naturally gives rise to complaints about noise, blasting vibration, visual intrusion and occasionally dust. One company has voluntarily agreed to provide an 85m stand-off between its operations and houses.

5.13
The principal traffic impact is the transportation of stone off the Island to the mainland. The major problem is heavy lorries having to negotiate the steep narrow streets of Fortuneswell, and to a lesser extent Easton Square. One possible long-term solution would be the use of the Incline road on the east side of the Island as a mineral haul route. This passes through land formally owned by the MOD and now, since the closure of the Navel Base, owned by Portland Port Ltd. The technical and commercial feasibility of it's use, either as a general access to the island and/or a mineral haul route needs to be the subject of investigation and discussion with the new owners, in the context of mineral working on Portland. The plan would wish to encourage the development of a route with contributions from the industry where appropriate.

5.14
Stone working on Portland is visually intrusive. The Island's appearance is dominated by quarrying. Views of workings and associated overburden mounds, are visible from nearby residential areas, roads, footpaths and from some locations on the mainland. Landscaped screen bunds and more sensitively located and profiled overburden mounds could play a role in reducing this impact - although such measures are not uncontroversial. Screen mounds also obscure people's views. There is a need for public debate before deciding such issues. A substantial area granted planning permission in 1951 but not yet worked is the "Coastal Strip" along the eastern side of the Island approaching Portland Bill. In amenity terms, this area would best be left unworked. Alternatively, limited underground mining of the stone might be acceptable.

5.15
In addition to the amenity issues identified above, a substantial portion of the consented area has SSSI (both geological and ecological) status which is at risk from further working.

Reducing the Impact of Existing Operations on Portland

5.16
The limited control which the conditions of the existing consents provide to reduce the impacts outlined above, has already been referred to. There are powers under the Town and Country Planning Act 1990 to review the conditions on old consents but these have substantial compensation implications and have not been widely used by MPA's. The position has changed recently as the provisions of the Environment Act 1995 have come into force which places a duty on MPA's to review all planning consents issued before 22nd February 1982 and negotiate improvements to the original permissions to impose modern conditions on their operation. The new conditions, if not to attract a claim for compensation, must not unreasonably affect the asset value of the mineral or the economic viability of the site. In addition to this initial review the legislation includes a rolling review process so that all permissions are assessed every fifteen years. The review process will have a significant role to play in improving the situation on Portland. It remains the Plan's strategy to seek improvements through negotiation with the industry. The basis on which it will do this is set out in Policy 25. Further Guidance on appropriate buffer zone distances is provided in the Supplementary Planning Guidance produced by the Planning Authority.

Policy 25:Voluntary Environmental Improvements on Portland

The Planning Authority will seek agreements under Section 106 of the Town and Country Planning Act 1990, or planning obligations under Section 12 of the Planning and Compensation Act 1991, or other suitable arrangements, with the owners and operators of existing quarries on Portland to minimise the environmental impact of current operations by:-

(i) establishing substantial stand-offs between quarry operations and the curtilage of residential dwellings or other sensitive locations or developments. An appropriate stand-off will be sought having regard to the type of operations involved, topography, geology and other relevant factors.

(ii) establishing a systematic phased order of working of sites throughout Portland;

((iii) operating the quarries to ensure that noise, dust and blasting vibration do not significantly adversely affect the amenity of dwellings or other sensitive land uses, and to

ensure that mud and dust are not deposited by quarry traffic on the highways in the vicinity;

(iv) establishing agreed routes for lorries;

(v) encouraging the deferment of extraction within the "coastal planning permission" to the latest possible date;

(vi) encouraging the industry to explore more environmentally acceptable ways of working ;

(vii) encouraging the protection of:-

- ***(a) Special Protection Areas, Ramsar Sites, National Nature Reserves, Sites of Special Scientific Interest;***
- ***(b) Sites of Nature Conservation Interest, Local Nature Reserves, Regionally Important Geological Sites or the habitats of protected species;***
- ***(c) Ancient Monuments whether scheduled or not and the setting of any of these;***
- ***(d) surface or subsurface water resources or land drainage systems;***
- ***(e) Conservation Areas, Listed Buildings, Historic Landscapes and other areas of acknowledged landscape importance;***

(viii) encouraging on restoration of sites, the creation of nature conservation habitats and sites of geological interest.

5.17
Policy 25 encourages the industry to explore more environmentally acceptable ways of working. This could involve the adoption of stand-off distances from residential properties, or the development of underground mining for blockstone. Mining in particular subject to suitable controls on blasting and retention of support, could provide a
number of benefits. It could reduce the impact of operations on nearby residential areas, reduce impact of possible working on the Coastal Strip and retain the integrity of the SSSI's.

5.18
The role of Local Liaison Committees is to establish a forum between minerals and waste site operators and local residents. The County Council considers that this is particularly important on Portland where there is a concentration of sites in close proximity to substantial residential areas. It will therefore encourage and support the setting up of Liaison Committees on Portland.

Restoration of Sites on Portland

5.19
Although the restoration situation on Portland has improved in recent years the overall impression is still one of dereliction. Out of a total of 153 hectares of land disturbed only 36 hectares (23%) have been restored. Some of the deficiencies of restoration can be ascribed to the absence of a clearly defined and agreed strategy as to where restoration should take place and what the after-uses of restored areas should be. Some of the restoration which has taken place has been on an essentially piece-meal basis, and at a rate which does not match the rate of extraction.

5.20
Because of the fissured nature of the limestone, the proximity of the quarries to residential areas and the existing traffic problems getting on and off the island it is unlikely that the voids would be suitable in technical and/or planning terms for major landfill operations involving biodegradable* and other potentially polluting wastes. Some measures of the problem of using only inert* waste can be gauged from the example that if Broadcroft Quarry were to take all the inert waste arisings from Weymouth and Portland it would take some 60 years to fill the void. It is therefore clear that alternative strategies which do not rely entirely, or even primarily, on infilling must be put forward if significant restoration progress is to be made on Portland. Infilling should be directed to those sites where the largest area can be
returned to appropriate use in the shortest time.

5.21
A coherent strategy covering the whole of the Island is necessary to develop this approach. A key part of the strategy would be to divide existing quarries into three broad categories for restoration treatment:-

Type A - Where no infilling is required to achieve some form of acceptable after-use, perhaps nature conservation. Quarries falling into this category include Inmosthay and Tout.
Type B - Where only "on-site" waste generated within the quarry is used to achieve selective restoration during the Plan period. Quarries falling into this category include Bowers, Weston and Coombefield, Perryfields and Independent.
Type C - Major inert fill sites that will be available during the Plan period. These include Admiralty and Broadcroft.

Whilst the development of this strategy will be ultimately the responsibility of the County Council, it is considered vital that the widest possible range of interested parties should be involved in contributing to its formulation. This would be achieved by setting up a Restoration Strategy Advisory Group. The objectives of the Group the members of which would be drawn from the minerals industry, local council members and officers and include representatives of community and amenity groups shall include; considering and advising on phasing, types and standards of restoration, appropriate after-uses, the long term funding and management of restoration and after-uses and such other matters as may be appropriate. Regard would also need to be paid, in identifying appropriate after-

uses (which could range from nature conservation to sports/leisure facilities), to the Weymouth and Portland Borough wide Local Plan. The restoration strategy is set out in Policy 26.

Policy 26: ***Restoration of sites on Portland***

The Planning Authority's policy is to achieve coherent restoration of all mineral workings on Portland by :

(i) establishing and maintaining a Restora

(ii) establishing the following three tier classification of sites, aimed at maximising the area of restoration with the minimum practicable requirement for waste material:-

(a) sites capable of being restored with no importation of waste, Type (A);

(b) sites capable of being wholly or partially restored on a rolling programme during this Plan period using only on-site overburden or waste rock, Type (B);

(c) sites where the importation of inert waste would be beneficial in achieving restoration of all or part of the site, Type (C).

The classification of each quarry on Portland is denoted on inset map 12.

5.22
In order to implement the strategy and direct inert waste to the sites where it would be used to best effect for restoration it would be necessary to refuse applications for waste on sites of type (A) and (B). Policy 27 formalises this position.

Policy 27: Areas where Landfill will be Refused on Portland

The Planning Authority will refuse applications for landfill on sites falling within categories (a) and (b) of Policy 26 (ii), except for proposals to import limited quantities of soil-making material appropriate to the proposed after use of the site, in accordance with an agreed restoration scheme.

5.23
At the sites identified in the strategy as being suitable for landfill it will still be necessary to ensure that the amenity of surrounding areas and particularly those of nearby residents are protected. Policy 28 sets out the criteria to ensure this. In particular it is proposed at Policy 28(c) that any new proposals for infilling should be linked to the development of an alternative route to avoid Fortuneswell. In this context Policy 28(c) requires the alternative route to be operational before infilling can take place at a greater rate than the average annual rate recorded over the period 1988-92 at Broadcroft and Admiralty Quarries, a total of some 150000 tonnes per annum. Further guidance on appropriate buffer zone distances is provided in supplementary planning guidance produced by the Planning Authority.

Policy 28: Areas where Landfill will be Permitted on Portland

The Planning Authority will permit applications for landfill using inert materials only on sites falling within category (c) of Policy 26 ii), subject to:-

a) the nature, phasing and proposed after-use of the development being in accordance with the overall objectives of the three tier classification of sites established in Policy 26 (ii); and

(b) the development being acceptable in all other planning respects including in particular the criteria of Policy 6.

(c) the development not giving rise to an increase in the tonnage of inert waste imported into Portland above the average placed in mineral voids on the island in the years 1988-1992 unless an alternative route avoiding the A354 through Fortuneswell suitable for use in connection with landfill operations has been established and arrangements made for it to be used by this traffic.

5.24
Finally, it is equally important to ensure that the restoration is of the highest possible standard. Schemes should be designed to produced a beneficial after-use with the minimum practicable input of waste (to enable the vast backlog of dereliction to be reduced) and to achieve wherever possible a significant degree of landscape, ecological or amenity enhancement. Bland greenfields will not normally meet this requirement. These objectives are set out in Policy 29. Further guidance on the relevant requirements for restoration schemes is provided in supplementary planning guidance produced by the Planning Authority.

Policy 29: Restoration Standards on P

Schemes for the restoration of sites shall accord with the three tier classification of sites established in Policy 26 and shall :-

(i) make provision for landscape, conservation, amenityand/or leisure afteruses which incorporate at least one of the following : features of nature conservation; features of geological conservation; public open space or access; leisure, heritage or educational facilities; or landscape enhancement reflecting local pre-existing historic landscape features.

(ii) be designed to ensure that land is brought back to the standard required to achieve the intended after-use with the minimum practicable requirement for imported waste material.

Purbeck Stone

5.25
The quarrying of stone on Purbeck is a long-established, traditional industry. The material is used locally, nationally and to a limited degree, internationally, as a building and monumental stone, and for paving, walling, cladding and rockery.

5.26
Purbeck stone is confined largely to an area of about 10 square kilometres within the coastal zone south and west of Swanage. It geologically overlies the Portland Beds previously described. The valued stone is found in the "Middle Purbeck Beds" and consists of two sequences, the "Upper" and "Lower Building Stones", separated by the "Cinder Bed". A total of about a dozen different seams of stone have been worked at various times.

5.27
There are currently twenty operational stone quarrying units on Purbeck, generally working on a small-scale traditional basis, some only involving one or two operatives. These are located in four general areas: south of Swanage, north of the Kingston Road, to the west and south of Acton and at St Aldhelms Head. Total production in recent years
has been in the order of 40,000 tonnes per annum.

5.28
Most consents were granted many years ago and do not contain the types of conditions one would now wish to see. A number of sites were granted planning permissions under the Interim Development Orders, and research into the documentation of these sites as part of the registration process required by the Planning and Compensation Act 1991 has revealed that the IDO consents have expired. The Review requirements of the Environment Act 1995 will examine sites with outdated conditions and bring them up to modern day standards. If the industry is to continue largely in its present form it will be necessary to allocate land in this Plan to enable the situation to be regularised, in addition to any allocations for the longer term.

Environmental Issues on Purbeck

5.29
The Purbeck area, as well as being renowned for its stone working is one of considerable environmental quality. The stone resource is wholly within the AONB and partially within the Heritage Coast. The latter highlights the importance of the area historically and culturally, as well as in landscape terms. The area is therefore of value to a wide variety of interests being well used for recreational and leisure activities by local and tourists. Although the quarrying of stone on Purbeck enjoys wide acceptance, its operations are prominent in the open coastal landscape, particularly around Acton.

5.30
There is also considerable nature conservation interest which has led to the designation of three SSSIs and a Country Park.
5.31
Archaeological interest includes scheduled field systems south of Worth Matravers. Many settlements are building conservation areas where Purbeck stone is the principal building material. Since much of the charm of Purbeck villages is their traditional construction in local stone it follows that the stone will be needed for restoration and new building.

5.32
A further issue to be considered is transport. Roads in the Acton and Swanage areas are on the whole narrow and unsuited to heavy traffic. This coupled with the fact that the routes taken are often through residential areas means that stone lorries may give rise to traffic or amenity problems. However, the output of many quarries is quite low and may amount to only one or two loads per day.

5.33
It is considered that *continued support of the quarrying of Purbeck stone should be a key theme of the strategy*. However, such support should be limited to a future industry which continues to operate largely in its traditional, small-
scale fashion. To achieve this the strategy will need to resist any significant output in the production of stone for non traditional uses, including its use for aggregate.

5.34
The demand for stone fluctuates markedly from year to year and this, coupled with limited production data, has posed difficulties in establishing future trends. However, after discussions with individual operators and the Purbeck Marblers Association it is proposed to make provision for continued output at recent levels of production and to provide for a further 10 years working beyond the end of the Plan to give the industry some degree of security. The total provision required is therefore 800,000 tonnes (20 years x 40,000 tpa) which equates to some 32 hectares of land at typical rates of yield. This figure is the gross requirement and will need to be reduced to take account of existing permitted reserves, a situation somewhat complicated by the IDO situation referred to in 5.28.

Meeting the Need for Purbeck Stone

5.35
The major consideration at this stage is whether the

strategy should favour extensions to existing workings or greenfield sites. For the majority of operators the former would be the best option since existing areas could be retained for stone stockpiling and processing ("service areas"). Greenfield sites on the other hand would require wholesale re-location for most units in the near future and impose a substantial financial burden on a small scale industry. On balance it is considered that the approach should be to identify extensions to existing workings whenever this is not constrained by overriding environmental considerations.

5.36

The next decision is how the 32 hectares should be apportioned between the operating units. Based on the number of quarrying units and their outputs and ignoring the single site at St Aldhelms Head (which works Portland stone and only processes Purbeck stone) the 32 hectares would need to be divided as follows to maintain production in each of the three main areas:-

Acton Area	21.4 ha
North of the Kingston Road	5.3 ha
South of Swanage	5.3 ha

However, when allowance has been made for the existing consents within these areas the allocation would be reduced to the following:-

Acton Area	18.7 ha
North of the Kingston Road	0.7 ha
South of Swanage	4.0 ha
Total	23.4 ha

5.37

Following discussions with the industry regarding the location of resources a field assessment has been carried out to determine whether the requirements identified above can be met by environmentally acceptable allocations. It was considered that there was no scope to extend the existing workings immediately to the north of the Kingston Road, but two Preferred Areas have been delineated, at Acton (24 ha including 6 ha currently being worked) and Swanage (7 ha). These are shown on the Proposed Map, Insets 6 and 7. The fact that no allocation has been made north of the Kingston Road is unlikely to have any effect before the end of the Plan period. Beyond that time, production would need to be transferred to the areas shown in Insets 6 and 7 for which there is some over-allocation. The allocation in the Acton area would also permit the regularisation of the lapsed IDO consents.

5.38

The presumption in favour of applications within the two Preferred Areas at Acton and Swanage, subject to criteria to maintain their traditional scale and type of operation, is set out in Policy 30.

Policy 30: Presumption in Favour of Extraction in Preferred Areas

The Mineral Planning Authority will permit applications for new or extended block stone operations within the two Preferred Areas for Purbeck Stone at Acton and Swanage delineated on the Proposals Map (Insets 6 and 7), provided that:-

(i) applications meet the criteria of Policy 5;

(ii) the proposal would be of the type, scale, and output traditional to the area;

(iii) the proposal would not result, individually or cumulatively with other sites, in a significant intensification of output within the Preferred Area or its immediate surroundings;

(iv) in the case of proposals within Preferred Area Inset 7, the proposal makes satisfactory provision for access which:-

(a) does not involve use of the public footpaths/ bridleways/farm tracks linking Belle Vue Farm or California Farm with the residential area of Benleaze to the north,

(b) does not involve the inappropriate improvement of minor country roads,

(c) utilises the exiting quarry access onto Panorama Road, or such other route as may be agreed with the mineral Planning Authority.

5.39

Having made adequate provision to meet the anticipated needs of the industry within the two Preferred Areas it would not be appropriate or in the interests of sustainability to permit further applications within the AONB. Policy 31 therefore introduces a general presumption against such proposals. However, it recognises that, exceptionally, there may be a need for a particular bed of stone which does not occur in the Preferred Areas. It therefore allows for this possibility provided it is to satisfy a traditional need and would be of an appropriate scale.

Policy 31: Presumption Against Extraction Outside Preferred Areas

The Mineral Planning Authority will not permit applications for new or extended block stone operations outside the Preferred Areas for Purbeck Stone unless exceptionally:-

(i) the application is principally for a bed of stone which has been traditionally worked in the past as a significant building material for settlements in Dorset, or major historic buildings elsewhere, but is not available within existing permitted sites or Preferred

Areas; and

(ii) the site and application meet all the other relevant planning considerations including the criteria of Policy 6, and Policy 30(ii) and (iii).

5.40
For reasons already discussed, relating to the traditional image of the industry, the sensitivity of the local landscape and the question of sustainability, the County Council would wish to discourage the use of Purbeck stone for non-traditional uses including aggregate production. Policy 32 formalises this position.

Policy 32: Discouragement of Non-traditional Uses

Proposals which include the use of Purbeck stone for aggregate and other non-traditional uses will not be permitted.

5.41
The nature of the traditional Purbeck stone industry is an important part of the local cultural heritage and a tourist attraction in its own right. It is not the Planning Authority's intention to hide it behind screen bunds or to 'sanitise' it for the sake of standardisation. It does, however, operate in a sensitive landscape which is open to close and distant views. Furthermore, because of its small-scale nature it generates, within a relatively small area, a large number of operating units each with its own processing facilities. The scope for creating significant visual intrusion is therefore considerable. Policy 33 (clauses (i) and (ii)) seeks to minimise this. Clause (iii) relates to the restoration of sites and seeks to minimise the requirement to import waste material and maximise the benefits in terms of nature conservation and landscape enhancement.

Policy 33: Imposition of Conditions

The Mineral Planning Authority will impose conditions on new consents to:-

(i) reduce the area of land required at any given time for excavation, overburden storage, stockpiling, and processing to the minimum practicable level;

(ii) locate, arrange and maintain processing and service areas so as to have the minimum practicable adverse impact on the environment and amenities of surrounding areas and particularly on residential dwellings;

(iii) to restore land progressively, at the earliest practicable opportunity having regard to the following objectives:-

(a) to carry out the restoration, wherever practicable, using only on-site overburden and waste rock;

(b) where the use of imported waste is essential to achieve a satisfactory restoration, by the use of inert material only;

(c) to create nature conservation habitats, and seek to secure geological conservation, where appropriate, on sites restored below surrounding ground levels in accordance with schemes to be agreed with the Mineral Planning Authority,

(d) on sites to be restored to agriculture, to re-create traditional small scale field patterns with appropriate limestone sward, drystone walls and hedges in accordance with detailed schemes to be agreed with the Mineral Planning Authority.

The Mineral Planning Authority will also withdraw GPDO rights on new consents for Purbeck stone quarries within the Preferred Areas where the uncontrolled proliferation of quarry plant and buildings would be detrimental to visual amenity in the AONB.

Other Blockstones

5.42
Most of the limestones of the Lower and Middle Jurassic which outcrop in North and West Dorset have been quarried for use as a building material locally and in adjoining parts of Devon, Somerset and Wiltshire. In the past the quarries were small-scale and worked on a casual basis, as and when the stone was required. The use of such stones has made a substantial contribution to the richness, diversity and charm of small towns and villages in these areas.

5.43
At present there are five quarries, all in North and West Dorset, producing stone on a traditional, often part time, basis. Most are operated under relatively recent planning permissions. Due to the erratic demand for stone and the scattered distribution of the existing units it is not considered appropriate to attempt to provide future allocations for such quarries.

5.44
The County Council would wish to encourage the use of such stone where it is to be used to maintain the fabric or character of individual buildings or settlements, where it would be traditional in scale and where it would not give rise to unacceptable impacts on the surrounding area. Applications for such operations will therefore be considered on their merits in the light of the criteria set out in Policy 34.

Policy 34: Other Building Stones

The Mineral Planning Authority will permit applications for blockstone other than Portland and Purbeck Stone provided that:-

(i) The stone is of a type historically used for building in the region and is to be used to maintain the fabric or character of individual buildings or settlements in the region, or a significant historic building elsewhere.

(ii) The proposal would be of a type, scale and output appropriate to the market identified in (i) above;

(iii) The proposal would not individually or cumulatively with any other sites result in a level of mineral activity, or traffic which would have an unacceptable effect on the environment or amenities of the locality;

(iv) The proposal is compatible with all other relevant planning criteria and in particular the criteria of Policy 6.

6. BALL CLAY

Background

6.1
Ball clay has been regarded for many years as a mineral of national importance because of its specula qualities and rare occurrence - it occurs commercially at only three locations in Great Britain, two in Devon and one in Dorset. It is used primarily in the ceramics industry for the production of wall and floor tiles, tableware, sanitary ware and electrical insulators. Other uses include refractory manufacture and the production of inert fillers for pharmaceuticals, fertilisers and animal feedstuffs.

6.2
It is a highly plastic material composed largely of clay minerals, of which kaolinite is the most important, together with quartz, metal oxides and carbonaceous matter. The inherent properties for which it is valued are high plasticity and dry strength - characteristics which are of particular importance in the ceramic manufacturing industries. Its white-firing characteristics are also important for some applications.

6.3
Because of the demanding technical specifications of the ceramics industry and the natural variations in the raw mineral deposits, it is necessary for the industry to blend clays from several sources to produce consistent marketable products. Furthermore, unlike, for example, aggregates where a supply contract may be for one specific project lasting only a few weeks or months, the ball clay industry has to supply ceramic manufacturers with a consistent blend of material over a period of many years. This calls for long-term security of reserves.

6.4
Special consultation procedures also exist within the "Ball Clay Consultation Area" to ensure that the mineral is not unnecessarily sterilised.

6.5
All these factors have contributed to setting ball clay apart, to some degree, from other minerals. These have been taken into account in developing the strategy of this Plan. Further details of the special nature of the industry are set out in Technical Appendix 4 and the implications of ball clay as a mineral of "natural importance" are discussed further in paragraphs 6.26 - 6.28.

Distribution of Ball Clay Resources in Dorset

6.6
The ball clays of Dorset are contained within a sequence of sediments referred to as the Poole Formation, which consists of interbedded sands, silts and clays deposited in the flood plain of a major river system some 40 - 50 million years ago. These deposits are now confined to a structure known as the Wareham Basin. This occupies some 160 square kilometres centred on Wareham and most of it is contained within the boundary of the Ball Clay Consultation Area which is shown on the Explanatory Map.

**** Biodegradable Waste***

Materials which can be chemically broken down by naturally occurring organisms into simpler compounds. In the context of this document it refers principally to wastes containing organic material which can decompose in landfill or landraising sites and give rise to landfill gas and leachate.

**** Inert Waste***

A waste which, when disposed of in or on land, does not undergo any significant physical, chemical or biological transformation.

6.7
Four main clay units occur within this sequence. There is substantial variation in the clay quality from seam to seam, and both vertically and laterally within seams. Consequently although the Ball Clay Consultation Area broadly identifies the area within which ball clay resources are likely to be found, commercial qualities of clay are of a much more restricted occurrence. Generally speaking, the deposits appear to be thicker, more consistent and of better quality in the southern part of the area (ie, south of the River Frome) than in

the north.

6.8

This is reflected in the distribution of extraction sites. There are currently five opencast mines (Trigon Hill, Squirrel Cottage, Povington, Furzey Ground and Arne) and two deep mines (Norden and Aldermoor) of which only one (Trigon Hill) lies north of the Frome, although there is also a further non-operational ball clay site in the north at Binnegar.

Structure of the Industry

6.9

In the late 1940s when the industry was examined by a Board of Trade Enquiry (which subsequently led to the designation of the mineral as being of national importance and the development of the ball clay consultation procedure) there were five separate companies operating some 12 sites in Dorset. Rationalisation and amalgamations have resulted in one company, ECC Ball Clays Ltd, now being the sole current producer in the County, although a second company owns the currently non-operational Binnegar site.

6.10

The output from all the company's sites is taken 'as dug' to its central processing and storage depot at Furzebrook where some 16 different excavated grades of material are blended to produce a wide range of saleable blends to meet specific customer requirements.

Ball Clay Production and Distribution

6.11

The total UK production of ball clay has risen from around 455,000 tonnes in 1962 to 875,000 tonnes in 1994, an average annual growth rate of around 2% per annum over three decades. For the ten year period between 1983 and 1993 Dorset's annual production has ranged between 90,000 and 150,000 tonnes representing 15% to 19% of national production.

6.12

Nationally, about 60% of UK ball clay production is exported. The majority of Dorset's production is consumed within the UK, particularly in the North Staffordshire Potteries, although an increasing amount is exported, principally through Poole Harbour.

Assessing the Future Need for Ball Clay

6.13

There are no national guidelines on future ball clay demand or landbank requirements and, in the absence of such data, a pragmatic approach has been adopted. First, is has been assumed that demand will continue to rise at around 2% per annum (compound), broadly in line with the trend of the past three decades. Second, in view of the fact that ceramic manufacturers seek continuity of supply over the 10-15 year "life" of production runs, it is considered that it would be appropriate to allocate, if possible, a 15-year provision of resources throughout the Plan period. In effect that means a residual 15-year supply in 2001; i.e., provision to the year 2016.

6.14

On this basis the total cumulative requirement for ball clay to the year 2016 can be estimated at approximately 4.5 million tonnes (3.5 million tonnes as from 1 Jan 1997) of which existing permitted reserves (as at 31 Dec 1996) amount to 3 million tonnes. However, because of the need to blend clays to meet customer requirements, and the fact that few clays are interchangeable, it is not possible to adopt the simple procedure used for aggregates (i.e. deduct permitted reserves from cumulative demand to identify a 'global' shortfall, which can then be met by allocations anywhere within the resource area). Allocations need to make provision for specific grades of clay which are of very limited occurrence.

6.15

Consequently, the approach adopted in assessing need has been necessarily more site-specific. It has involved examining each operating site and identifying the life of key grades of clay at the anticipated rates of production. From this, estimates have been derived of the shortfalls of individual clays at individual sites which would need to be made up by the allocations of this Plan. For reasons of commercial confidentiality, it is not possible to publish the figures for individual sites, but cumulatively it amounts to some 2.75 million tonnes in order to maintain production to the year 2016. This is substantially more than the 1.5 million tonne shortfall (para 6.14) identified by the simpler approach ignoring blending requirements.

Meeting the Need

6.16

The key problem in planning to meet the need for ball clay is the strong conflict with other nationally important designations. Ball clay is essentially confined to the Ball Clay Consultation Area, of which over 66% is designated AONB, including about 30 SSSIs. Furthermore the majority of current workings, the industry's main area of interest and possibly the best quality clays are located in the southern part of the Consultation Area which is entirely in the AONB and contains some of the most important and sensitive landscapes within that designation. Some planning permissions abut areas designated as SSSI.

6.17

In line with the requirements of Structure Plan Policies 8.6/ M6 and 8.8/M8 and the principle of sustainable development, the thrust of the strategy to meet the need for ball clay is therefore:-

(i) to encourage the industry to meet as much as possible of its future need from that part of the Consultation Area lying outside the AONB (north of the A352);

(ii) to meet the unavoidable need for remaining clays during the Plan period from the least damaging sites within the AONB (south of the A352);

(iii) to permit ball clay workings within or where they would affect SSSIs only after the most rigorous examination; but not to permit ball clay workings affecting the integrity of a potential or classified SPA or candidate or designated SAC unless there are imperative reasons of overriding public interest, having regard to possible alternative solutions, any priority habitats or species hosted on the site, matters of human health or safety, or any benefits of primary importance to the environment.

6.18
Implicit in this strategy is the recognition of the importance of the ball clay industry, and the fact that, if further working in the AONB were entirely precluded at this stage, then the industry may not be able to maintain some of its existing markets towards the end of the Plan period. However, also implicit is the long-term objective of
moving the industry's focus of attention away from the particularly sensitive southern part of the consultation area into the generally less sensitive area north of the A352. The County Council is conscious of the fact that current knowledge suggests that this northern area is less favourable geologically (although it has also been less well explored). However, the proposed provisions of the plan provide a very substantial breathing space during which exploration can be undertaken and research carried out into alternative solutions, perhaps including the beneficiation (upgrading) of more abundant low-grade clays and investigation into the possible over-specification of clays for some uses. In this context the DETR has commissioned research into the Mineral Resources of East Dorset. Also implicit in the strategy is the need to avoid adverse effects on SSSI's from ball clay workings and apply appropriate tests where working may significantly affect a candidate or designated SAC, potential or designated SPA or designated Ramsar site.

6.19
The strategy outlined in para 6.17 would enable the industry to meet most of its market requirements for the next 25 years, but at the same time encourage a more sustainable and less demand-led long-term future. To put this strategy into practice a sieve map exercise has been carried out broadly along the lines already outlined for aggregates, but using detailed resource information on the currently known extent of key clay grades which has been supplied by the industry in confidence. This has led to the identification of three Preferred Areas which it is considered are the least damaging options which would be necessary to meet the overwhelming majority of the anticipated need. They are all extensions to existing sites and are set out in Table 6.1 and also shown on the Proposals Map, (Insets 8, 9 and 10). A further site at Binnegar which lies within the area of search for ball clay was recommended for inclusion as a preferred area by the Inspector who reported on the Local Plan following the Local public Inquiry. Another 6 sites totalling 116ha and containing over two million tonnes of clay were put forward by the industry for inclusion in the Plan, but have been rejected because they were considered to be environmentally
unacceptable and/or unnecessary to meet the identified production requirement.

Table 6.1
Proposed Preferred Areas for Ball Clay

(Note: * information on resource at Binnegar is not differentiated into separate grades)

6.20
Policy 35 states the presumption in favour of applications within the four Preferred Areas, provided they satisfy a range of criteria. One such criterion requires provision of a buffer zone between the working area and adjoining sensitive land uses. Guidance on stand-off distances likely to be appropriate are given in the Supplementary Planning Guidance published by the Planning Authority.

Policy 35: Presumption in Favour of Applications within Preferred Areas

Planning Applications for the winning and working of ball clay within the Preferred Areas at Trigon, Binnegar, Squirrel Cottage and Povington will be permitted provided that:-

(i) applications satisfy the criteria of Policies 5 and 38;

(ii) in the context of policy 5(vii), buffer zones are provided to the extent necessary to achieve an acceptable degree of mitigation of adverse effects including noise, vibration, dust and visual intrusion, having regard to local circumstances and the availability and effectiveness of other mitigation measures.

(iii) they are accompanied by a management plan showing broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development to existing and anticipated future mineral development within the Preferred Area as a whole.

6.21

In order to encourage the long-term shift in emphasis from the more sensitive southern half of the Ball Clay Consultation Area, it is proposed to designate the whole of the area north of the A352, and outside the AONB as an Area of Search. Within this area the County Council will encourage exploration to seek new sources of ball clay. However, that is not to say that this area is without constraint. Any proposals for extraction within the Area of Search would therefore still need to avoid sensitive locations, such as SSSIs. The locational requirements are set out in Policy 36.

Policy 36: Applications Within Areas of Search

The local planning authority will permit future ball clay exploration and extraction proposals within the Area of Search for Ball Clay delineated on the Proposals Plan provided that:-

(i) applications satisfy the criteria of Policies 6 and 38;

(ii) in the context of Policy 6(ii)(f), buffer zones are provided to the extent necessary to achieve an acceptable degree of mitigation of adverse effects including noise, vibration, dust and visual intrusion, having regard to local circumstances and the availability and effectiveness of other mitigation measures.

(iii) they are accompanied by a management plan showing broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development to the envisaged pattern of working of the remainder of the same ball clay resource.

6.22

Having identified the four Preferred Areas and the Area of Search the Planning Authority considers that the essential need for ball clay can be almost entirely satisfied throughout the Plan period and beyond. Consequently it takes the view that it will not normally be appropriate to grant permission outside those areas, particularly if an application were within the AONB. Policy 37 therefore establishes a general presumption against such proposals. However, there are at present two deep mines operating within the AONB which contribute small quantities of particular clay grades. The permitted reserves in one of these is inadequate to last the Plan period, and it may be that an alternative source of material will be required to meet certain blending requirements. Policy 37 (clauses i and ii) therefore provides a limited degree of flexibility to accommodate this possibility, provided that, because of the extreme visual sensitivity of the location, it is by small-scale, low-impact sub-surface mining.

Policy 37 Applications within the AONB and outside the Preferred Areas

The planning authority will not permit the extraction of ball clay within the Area of Outstanding Natural Beauty other than: inside the Preferred Areas at Squirrel Cottage and Povington, except:-

(i) by the sub-surface extension of the existing underground mines, provided that such an extension does not significantly increase the surface impact of the operations;

(ii) exceptionally, by underground mining at other locations provided that:-

(a) a particular grade of clay that is essential to produce a quantitatively significant and established blend of clay which would be won from that mine cannot be provided from less sensitive sources, and

(b) the scale, nature, location and duration of the proposal would not have a significant impact on landscape character and quality of the AONB;

(c) the proposals meet the other requirements of Policy 6.

6.23

The scarcity of ball clay both nationally and locally, and the conflicts which its extraction generates with nationally important designations such as AONB and SSSIs, have already been referred to. It is therefore essential that, when it has to be worked, it is only used for the most appropriate end-uses for which there are no reasonable alternatives. This is a key aspect of encouraging sustainable development. The industry is clearly conscious of this and indeed it is in its own interests to market its product for its most "value-added" end-uses. Nevertheless, in some manufacturing situations, the blend of clay used may be driven by customer preferences rather than technical need. The use of white firing clays for kiln furniture may be such an example. Whilst it is outside the remit of land-use planning to monitor how materials are used, it is a matter which could be taken into account in assessing the need for a development at the application stage. It also is important to ensure as far as practicable that scarce, high grade materials that occur in sensitive locations are used sparingly and in only the most appropriate end uses. This principle is set out in Policy 38.

Policy 38: Use of Ball Clay in High Quality End Uses

To sustain the supply of scarce mineral resources, the Planning Authority will not permit the extraction of high-quality ball clay, particularly in sensitive locations in the AONB, unless the clays to

be won are required for, and will be substantially utilised for, end-uses for which their particular characteristics are essential.

Ball Clay as a Nationally Important Mineral

6.24
The concept of ball clay as a "nationally important mineral" stems from the 1946 Board of Trade Enquiry on the ball clay industry. This took place in the aftermath of the war when there was a sudden upsurge in the demand for ball clay by the pottery industry. Amongst other matters it identified the need for a long-term policy for the provision of land for ball clay in view of its national importance.

6.25
This in turn led in 1949 to the setting up of the Ball Clay Standing Conference, which in due course, drew up the Ball Clay Consultation Area and its associated consultation procedure. This remains to the present day and the current boundary is shown on the enclosed plan.

6.26
In designating the mineral as nationally important, in drawing up the boundaries of the Consultation Area and in making allocations in the Development Plans of the day, the priorities of post-war regeneration were paramount. Ball clay was identified as a scarce resource of high quality which was necessary to expand an important national industry. Its export potential was also recognised. At that time the AONB and SSSIs did not exist and; the value of heathland was not appreciated, being regarded as little more than waste land. It would be surprising if 50 years later priorities were not somewhat different. However it is not the role of the Plan to redefine the national status of ball clay or to re-draw the Consultation Area.

7. OTHER MINERALS

Introduction

7.1
In addition to the major minerals already discussed, two others, chalk and clay, are also worked in the County. There are only two clay sites and three chalk sites currently operational and from each output is relatively small.

Distribution of Resources

7.2
The "*common*" clays worked in Dorset, (as distinct from the ball clays), are used locally in the manufacture of bricks and tiles. Both Tertiary (Reading Formation and London Clay) and Cretaceous (Wealden) clays are currently exploited. The "common" clays are a relatively abundant resource being found predominantly in the south eastern portion of the County. In the past the clays have been worked both more intensively and extensively.

7.3
The Tertiary Clays are worked at Knoll Manor near Corfe Mullen. Pilkington Tiles Ltd currently operate the site from which clays are taken and used directly at the company's tile making plant in Hamworthy. The Wealden Clays are worked at Godlingston, just north of Swanage. Here Redland Bricks Limited extract the clays from which hand made bricks are produced for a specialist market. The clays at this site are valued for their variable coloration from which a unique product can be produced.

7.4
Chalk is found widely throughout the County extending in a broad swathe from Ashmore and Cranborne in the north east, across the County in a south westerly direction towards Eggardon Hill. Its outcrop is largely coincident with the AONB. The chalk (a pure white limestone) is of Upper Cretaceous age and can be used in the manufacture of cement, dressings for agriculture and as a filler, extender or whitening agent in the manufacture of paint, paper, polymers and pharmaceuticals. However, in Dorset its end uses are limited to agricultural dressings (both ground chalk and hydrated lime), lime mortars and as a low grade fill material.

7.5
There are currently three sites operational within the County. These are at Shillingstone (North Dorset), Cocknowle (Purbeck) and North Barn Farm, Long Bredy (West Dorset). The site at Shillingstone is operated by the Shillingstone Lime and Stone Co who produce hydrated lime and chalk rubble. At Cocknowle, ECC Ball Clays work chalk on an intermittent basis (for about 6 weeks/year) producing chalk rubble. This is used to make up haul roads within the ball clay pits. Working at North Barn Farm is currently suspended following ARC's withdrawal from the site. There are additionally two sites with planning permission for extraction where working has not taken place over recent years. These are at Buckland Newton and Maiden Newton.

7.6
Future demand for the County's "common clay" and chalk is difficult to predict although it is thought unlikely to fluctuate or deviate greatly from that at present. It is anticipated therefore that current reserves at all three operational chalk sites and the clay site at Corfe Mullen are sufficient to last well beyond the Plan period if working continues at current levels; only at Godlingston clay pit are resources likely to run out in the near future. Precise information on the life of the existing reserves is not currently available for Godlingston but there appears to be sufficient reserves (possibly up to 20 years) not to warrant the allocation of an extension to this site within the Local Plan. Any application submitted would be considered against the general policies of this plan. There has been very little pressure to open any new chalk or clay workings over the last ten years.

Environmental Considerations

7.7
The working of chalk and clay can currently be regarded as operations of low key activity within the County. It is largely for this reason that they give rise to little complaint.

7.8
Existing consents for both clay and chalk extraction have only nominal conditions to cover working and restoration. In line with other minerals these planning conditions and operations are being considered under the "Review of old minerals permissions" which the planning authority is conducting under the requirements of the Environment Act 1995. The process imposes a duty on the local authority to negotiate and agree modern conditions on existing operations. This process should improve the standard on sites covered by older planning permissions.

7.9
In respect of chalk, whilst the current level of working seems to give rise to limited concern, future extraction could have a considerable impact on the open rolling chalk countryside, through visual intrusion and the traffic generated. In addition, much of the chalk downland is coincident with the AONB. Here it is thought that future working should be resisted. Outside the AONB working could be acceptable to maintain a supply of resources where necessary. Any such application would be considered against the criteria of Policy 6. It is appropriate to note here that if supplies of land-won aggregate become more difficult to obtain, pressure may increase to use chalk for low-grade fill operations. This is a development which the Planning

Authority would not support, bearing in mind the substantial reserves of crushed rock elsewhere in Dorset.

7.10

As with chalk, current clay working within Dorset gives rise to little complaint, largely it is thought, as a result of the low key nature of operations. There may be scope for additional sites although the Planning Authority would wish to see these directed towards areas of least environmental sensitivity in line with Policy 6.

7.11

In summary, any new applications for chalk or clay working should be considered against Policy 6. No preferred areas are proposed for either mineral. For existing sites the Authority will promote improvements through the mineral review process to bring operations up to current acceptable standards. There are no specific policies within this plan which relate to either mineral.

Inset Nos.	Site Name	Area (hectares)	Anticipated total yield of clay including key grades ('million tonnes)
8	Trigon Hill	31	1.64
9	Squirrel	62	0.61
10	Cottage	24	0.68
4	Povington Binnegar	11	0.84*
	Totals	128	3.77

8. WASTE FACILITIES

Background

8.1
The Minerals and Waste Local Plan has been prepared during a period of substantial changes in waste disposal practice, regulation and planning. The Planning Authority currently has two distinct, separate roles relating to waste and it is important to distinguish these in order to understand the role of this Plan:-

(i) *Waste Disposal Authority:* County Councils were designated as Waste disposal Authorities (WDA) by the Local Government Act 1972. This imposed a duty on them to dispose of collected household and commercial waste, which constitutes some 25-30% of
the total waste arisings. This function has traditionally been carried out by the WDA owning and operating its own waste disposal facilities. The Environmental Protection Act 1990 now makes it the duty of a WDA to *arrange* for the disposal of controlled waste and the provision of civic amenity sites, but it can no longer directly operate its own facilities. Such operations can only be carried out under contracts, let by competitive tender, to waste disposal contractors. The 1990 Act also provides for the WDA to set up "arms length" waste disposal companies - Local Authority Waste Disposal Companies (LAWDCs). On 22 October 1991 Dorset County Council received a directive from the Secretary of State for the Environment to create a LAWDC. It subsequently transferred operational landfill sites to the LAWDC, which in turn was transferred to the private sector contractor which won the contract to dispose of the waste. A further change to arrangements for waste disposal has also come about as a result of local government reorganisation. Since April 1997, both the unitary authorities of Poole and Bournemouth as well as the rural County Council have become waste disposal authorities and are therefore each responsible for making disposal arrangements for waste collected in their respective areas. In addition, as a result of
reorganisation , the contract referred to above has been disaggregated between the County and the two unitary authorities.

(ii) Waste Planning Authorities.
The Unitary Authorities of Poole and Bournemouth and the County Council are each designated as Waste Planning Authorities. Schedule 4 of the Planning and Compensation Act 1991 imposes a duty on the Local Planning Authority (the Unitary Borough or County Council) to prepare a Waste Local Plan or combine it with a Minerals Local Plan. It is under this provision that the Minerals and Waste local Plan has been prepared.

(iii) Environment Agency
The responsibility for waste regulation now lies with the Environment Agency. This body was set up on 8th August 1995 and took over responsibility for waste regulation from local government run Waste Regulation Authorities on 1 April 1996. The Environment Agency are now the Authority to whom applications are made for Waste Management Licences and are responsible for monitoring those sites they have licensed. Draft planning guidance on waste issues (which was revision to PPG 23, Planning and Pollution Control) (produced by the previous government) states that the Agency should be carrying out surveys of the wastes arising in an area and the capacity and capability of the facilities to deal with them. (The revised planning guidance is expected to be published in 1998/99 as PPG10.) In addition, the Secretary of State has powers to instruct the Agency to conduct a national survey of all waste arisings and facilities.

8.2.
Under the Environmental Protection Act 1990 the then WRA's were required to produce Waste Disposal Management Plans to which planning authorities were to have regard in preparing waste local plans. Although the then WRA produced a Waste Position Statement prior to its absorption into the EA a Waste Disposal Managment Plan was not produced. Furthermore there is now no requirement to produce such a plan, this having been repealed by the Environment Act 1995. Although the Minerals and Waste Local
Plan has been developed in the absence of an updated Waste Disposal Management Plan the policies and proposal were prepared in conjunction with the then WRA and take account of surveys undertaken as part of the preparation process for the Waste Disposal Plan.

8.3
In December 1995 the Department of the Environment and the Welsh Office published "Making Waste Work - a strategy for sustainable waste management in England and Wales". Authorities are required to have regard to this strategy in drawing up their development plans. Consequently, the strategy has been taken into consideration in assessing the level of provision for waste disposal to be made in this Plan. Details of the Government's strategy are to be found in Appendix 5. The Government have also more recently (1998) published a consultation paper on waste titled "Less waste more value".

8.4.
Section 49 of the Environmental Protection Act 1990 imposes a duty on waste collection authorities (ie, District Councils) to prepare *Waste Recycling Plans* for their areas. These plans have now been published for Dorset and aim to achieve 25% recycling of collected household waste by the year 2001, in accordance with the Government's target.

Principles for Waste Disposal

8.5.
The indiscriminate generation and disposal of waste is inefficient resource management on two levels. Firstly, it represents a waste of the raw materials of which it is composed (hydrocarbon-based plastics, metals, paper, construction minerals etc.). This places increased demands on those natural resources, many of which are finite and non-renewable. Secondly, the processing and disposal of waste creates a demand for land for which there is likely to be an increasing and competing demand for alternative uses, and it creates the potential for disturbance and pollution.

8.6.
In both respects, therefore, it is unsustainable. So far as it is within the scope of this Plan to influence matters, the key objectives are therefore:-

(i) to minimise waste generation at source;

(ii) to process and dispose of unavoidable waste in ways which:-

(a) minimise the disturbance of land and associated environmental effects;
(b) maximise its utilisation as a resource for reclaim-
ation, energy generation or resource recovery.

8.7.
The 1995 White Paper, 'Making Waste Work' sets out a hierarchy of solutions to this end. The options, ranked in decreasing order of desirability are:

reduction ,
re-use,
recovery (recycling, composting energy)
and disposal.

The first two are not matters which can be addressed in this Plan. The planning authority has a major role to play in encouraging and implementing recycling, though some aspects lie outside the scope of this Plan. Landfill is the principal option addressed in this Plan for the majority of waste arisings.

8.8
Two further principles which have evolved in recent Government guidance (Planning Policy Guidance Note: "Planning and Pollution Control") are "self sufficiency" and "proximity". Whilst these do not preclude options for wastes to be disposed of outside the planning/disposal authorities; boundary, they seek, so far as possible, to ensure that wastes are generally disposed of within the region in which they originate, and as close as practicable, having regard to environmental issues, to their sources.

Assessing the Future Need for Waste Facilities

8.9.
The factors involved in forecasting waste arisings (which are more properly a matter for the Environment Agency as part of the national waste survey and as work undertaken to assist the development of regional and local waste management strategies) over the Plan period are discussed more fully in Appendix 5. Briefly, however, data on waste arisings
have been collected in respect of four categories: (i) collected household and commercial wastes; (ii) bulky household waste; (iii) trade waste; and (iv) inert trade waste (definitions of waste types referred to are given in the glossary). Different growth and recycling assumptions have then been applied to the various elements of the waste stream.

8.10.
For presentation purposes, the four types of waste referred to in 8.9. have been combined into two classes:-

Class 1: collected household and commercial waste, bulky household waste and trade waste.
Class 2: inert trade wastes.

The reason for this is that the three types of waste in Class 1 all require broadly similar treatment in terms of landfill requirements and also represent potential feedstock for alternative disposal options, whilst the Class 2 wastes have substantially less onerous landfill requirements.

8.11.
In the Deposit Plan a mid-point scenario of waste arisings was developed against which existing and proposed landfill site capacities could be judged. The Plan demonstrated that the existing permitted landfill sites, together with those new sites identified in the Plan, had sufficient overall void capacity to meet both the biodegradable and inert waste arisings of the mid-point scenario, providing residual capacity for well beyond the current plan period. However, this position needed to be revised in the light of three factors which have developed since the Deposit draft was published:-

(i) the exercise of the break clause of the Principal Waste Disposal Contract (effectively cancelling the proposal for a waste to energy incineration plant for collected household waste.)

(ii) the publication of the Governments Strategy for sustainable waste management "Making Waste Work" (1995).

(iii) more up to date figures now available of waste disposed of within Dorset.

8.12.
For the public inquiry stage, a scenario was developed based on the Government's draft Strategy for England and Wales set out in "Making Waste Work". This scenario assumes that the production of household waste (per capita) will stabilise at 1995 levels and that the population of Dorset will rise from about 0.68 million to 0.73 million by the year 2006 in line with Structure Plan projections. Further details on this latest scenario are given in Appendix 5. This scenario of year by year arisings and disposals for biodegradable and inert

waste streams is set out in simplified form in Table 8.1 below. They are derived from more detailed data collected for the Waste Disposal (Management) Plan. In comparison with the "mid-point" scenario of the Deposit Plan, the new scenario anticipates a significantly reduced requirement for inert waste going to landfill. This trend is already making itself very apparent as a result of the introduction of the Landfill Tax.

Table 8.1: New scenario for waste (000's tonnes)

Notes: est Estimated figures based on the scenario * Actual figures (including estimate for element going to exempt sites)

8.13
Disposal figures for the year 1995/96, for both inert (635,352 tonnes) and biodegradable (425,803 tonnes) waste lay within the range shown in the new scenario, and the robustness of the approach used in the Plan has now been further confirmed in the figures for 1996/97. That most recent data show total disposals at 918,270 tonnes (well within the forecast under the scenario - at 19,730 tonnes less than predicted), inert disposals at 511,200 tonnes (19,800 tonnes less than predicted under the scenario) and biodegradable disposals at 407,060 tonnes (at the predicted level).
The most recent figures give an indication of the effect the landfill tax is having. However it is too early to assess the full effects accurately. Even so, it is recognised that there will be a real need to monitor the situation closely leading up to the review of the Plan in due course.

Meeting the Need

8.14
There are two main elements from which the land use strategy for waste in this Plan has been derived. The first is structure plan policy. Minerals and Waste Policy B indicates the County Council's support for waste disposal in mineral workings where this assists reclamation**, and its intention to permit landraising on undisturbed land only where the waste cannot be practically used to achieve restoration. In other words, waste is to be used, wherever possible, as a resource to reclaim mineral voids which could not satisfactorily be restored otherwise. The second element influencing the Plan's waste strategy is the changes to the waste disposal contract in line with the recommendations of the Planning and Transportation Committee of 7 January 1992. The consultation and deposit drafts of the Plan encouraged a waste to energy plant as an alternative to disposal by landfilling. Following the public consultation exercise, the full County Council on 21 February 1995 operated the break clause in the contract, which cancels the preference for a waste to energy incineration plant and reverts the contract to a 10 year disposal contract. As a consequence, landfill (either to mineral voids or undisturbed land) remains the principal option for both biodegradable and non-putrescible waste.

(** Dorset County Structure Plan, Deposit Plan as proposed to be modified by Dorset County Structure Plan Joint Committee - 11 July 1997)

8.15
Although the Plan does not preclude waste to energy incineration as a disposal option, alternatives for dealing with "green" and other biodegradable waste such as composting or anaerobic digestion are considered equally for providing disposal facilities in some parts of the County. These are considered in more detail in the text accompanying Policy 46 below. A further element likely to have an increasing influence on future policy and waste management and land use strategies is the European Community's draft Landfill Directive.

8.16
The key elements of the waste strategy, based on the considerations outlined above, and on other relevant guidance, can be summarised as follows:-

(i) Encouragement of recycling by the development of locational and operational policies to guide recycling and re-use of materials .

(ii) Consideration of the land use implications of alternative waste disposal options, which involve resource recovery, anaerobic digestion, composting and waste-to-energy. .

(iii) Landfilling to restore suitable mineral voids. Identification of possible sites and site selection criteria (with energy recovery from landfill gas where practicable).

(iv) Combination of land raising and composting/anaerobic digestion without energy recovery/transfer stations where suitable voids are not available. Identification of site selection criteria.

(v) Development of locational/operational policies to control ancillary waste matters including major construction projects, special and clinical wastes, agricultural improvements by the deposit of waste, sewage sludge disposal, scrapyards.

Landfill in Mineral Voids

8.17
It follows from the above considerations that the

Table 8.1:

New scenario for waste (000's tonnes)

	Total arisings	Total disposals	Inert arisings	Inert disposals	Biodegradable arisings	Biodegradable disposals
1993	1,362	1,145	666	662	696	483
1994	1,356	1,126	699	696	656	430
1995	1,383	1,061	713	635	670	426
1996	1,406[est]	938*	728[est]	531*	678[est]	407*
1997	1,429	1,157	742	726	687	432
1998	1,453	1,162	757	734	696	428
1999	1,477	1,166	772	742	704	424
2000	1,501	1,170	788	750	714	421
2001	1,526	1,175	803	760	723	415
2002	1,552	1,179	819	770	733	409
2003	1,578	1,184	836	780	743	403
2004	1,605	1,188	853	791	753	397
2005	1,633	1,192	870	801	763	391
2006	1,661	1,213	887	816	774	396

Notes: est Estimated figures based on the scenario, * Actual figures
(including estimate for element going to exempt sites)

reclamation of suitable mineral voids by landfill will remain the principal option for waste disposal for most of the County throughout the Plan period. This strategy implies no automatic link between a mineral void and landfill. Survey work in connection with the Plan has shown that the total volume of mineral voids in the County is in the order of 40 million cubic metres and this is being increased at a rate of over one million cubic metres per year. Substantial amounts of this void space will be unsuitable for waste disposal. Other voids may be suitable but because, for example, of their shallow nature they may be capable of being restored without the need for importation of waste. The objective is therefore to identify sites which are satisfactory for waste disposal in all technical and planning respects and which also maximise the benefits of reclamation. Policy 39 therefore states the County Council's general support for the disposal of waste in mineral voids, provided these objectives are met. It should be noted that the requirements set out in Clause (iii) relate primarily to technical matters which will be determined by the Waste Management Licence under the EPA Act 1990. However, as these will frequently have planning implications proposals need to be compatible with both planning and waste regulation requirements.

Policy 39: Disposal in Selected Mineral Voids

The Planning Authority will permit the disposal of waste in suitable mineral voids provided:-

(i) this assists reclamation to an agreed beneficial after-use; and

(ii) the proposal satisfies the criteria of Policy 6. In the context of criteria 6 ii)(f), adequate buffer zones must be provided between proposed landfill areas and any residential development or other sensitive locations. The buffer zone will need to have regard to local circumstances; and

(iii) the engineering methods proposed for preparing and operating the site (including for sites taking bio-degradable or other polluting wastes, measures for monitoring, control and long-term maintenance of landfill gas and leachate systems) will ensure there are no unacceptable impacts on the use and development of the surrounding land and the wider environment.

8.18
In deriving appropriate buffer zones for sites, account will need to be taken of local circumstances, including topography, visibility, vegetation, prevailing winds, local microclimate, and any ameliorative measures proposed to mitigate adverse impact. Information on the factors material in deriving appropriate buffer zones is provided as Supplementary Planning Guidance.

8.19
Policy 40 seeks to direct waste to those mineral voids which will benefit most in restoration terms, by indicating that the general support for disposal in mineral voids does not extend to various categories of mineral sites which can be satisfactorily restored with on-site material (this will relate generally, but not exclusively, to shallow workings for gravel in the River Valley and Plateau Gravels) or which have naturally revegetated. There may be circumstances where the deposit of waste on such land may be acceptable; for example, if the site would meet the locational criteria of Policy 42 (landfill outside mineral voids) or where such a site would avoid the unnecessary loss of engineered landfill capacity which could be better used for more difficult wastes.

Policy 40: Voids not suitable to accept waste

Notwithstanding the generality of Policy 39, the Planning Authority will not permit the disposal of wastes:-

(i) in any areas of shallow mineral workings where progressive low level restoration can be achieved quickly without the importation of waste, unless, exceptionally, significant environmental benefits would thereby be achieved;

(ii) in former mineral or waste disposal sites, or parts thereof which have already been restored, unless exceptionally in the case of former waste disposal sites, the deposit of additional suitable material is necessary for remedial work, or significant environmental benefits would thereby be achieved; or

(iii) in former mineral or waste disposal sites, or parts thereof where the nature and appearance of the land is not detrimental to the safety or amenity of the area and where the land has satisfactorily re-vegetated, and/or developed a habitat of importance for nature conservation

unless the proposal meets the criteria for landfill on undisturbed land in Policy 42.

8.20
A field assessment of all the mineral voids in the County was carried out to assess them against the criteria of Policies 39 and 40 and this has resulted in a five-fold classification of sites:-

Category 1: Mineral sites where landfill is not necessary to achieve satisfactory restoration and/or where it would be environmentally unacceptable.

Category 2: Sites where existing mineral extraction would largely or entirely preclude the significant deposit

of waste during the Plan period, i.e., sites unlikely to be available.

Category 3: Sites where *limited* infilling with inert wastes would assist low-level restoration (eg, to grade out quarry faces).

Category 4: Sites where substantial infilling would assist restoration, but the site is probably only suitable for inert waste.

Category 5: Sites where substantial infilling would assist restoration and the site may be suitable for a wider range of wastes, subject to suitable engineering.

It is stressed that the distinction between Category 3 and 4 sites on the one hand ("inert sites") and Category 5 sites on the other ("other wastes") is a matter which can only be resolved fully when the site specific proposals come forward, including detailed geological, hydrological and engineering details, at the planning and licensing stage.

8.21
Following refinement and changes during the earlier stages in preparing the Local Plan, the sites now proposed are as follows:-

For the sites referred to above an assessment of capacity and the ability to meet predicted arisings (Table 8.1) are set out in detail in Technical Appendix 5. In brief , this demonstrates that there is void capacity to accommodate arisings of both biodegradable and inert wastes. There is likely to be a need to identify additional/alternative facilities in the First Review of the Plan. These might include technologies further up the hierarchy or additonal landfill capacity with pre-treatment.

8.22
Policy 41 therefore identifies those Category 3, 4 and 5 sites where the planning authority will give favourable consideration to proposals for restoration by landfill subject to appropriate criteria. They are shown on the Proposals Map.

Policy 41: Identification of Voids for Restoration by Infill

Notwithstanding the generality of Policies 39 and 40, proposals for the restoration of the following mineral voids by landfill will be permitted:-

Inset 11 Blackhill Sand Pit
Inset 12 Admiralty Quarry
Inset 12 Broadcroft Quarry
Inset 13 Henbury Sand Pit
Inset 1 Warmwell Quarry (part)
Inset 4 Masters North Sand Pit
Inset 8 Trigon Clay Pit

provided that:-
(i) in the case of sites shown on Inset 11 infilling takes place with the minimum practicable quantities of Class 2 waste and soil necessary to achieve a satisfactory low level restoration;

(ii) in the case of sites shown on Insets 12, 13 and 1 the infilling takes place with Class 2 waste and soil only;

(iii) in the case of sites shown on Insets 4 and 8 infilling takes place with Class 1 and Class 2 wastes provided the engineering works proposed are adequate to ensure that local environment and amenity and neighbouring land use are not adversely affected to an unacceptable degree

(iv) in all cases the proposals meet the further criteria of Policy 39;

(v) the proposals satisfactorily address the Development Control Criteria for each site.

Landfill Outside Mineral Voids

8.23
In order to encourage the utilisation of unavoidable waste as a resource (either to restore mineral workings, or for the recovery of energy or raw materials) the deposition of waste on undisturbed land (ie, outside mineral workings) will only e accepted where it can be demonstrated
that it cannot practically be used to restore mineral voids. Judgement of such acceptability will be based largely on geographic considerations. Most of the settlements in southern and south eastern Dorset lie within reasonable proximity of potentially suitable mineral voids. However, this is not the case in parts of the north and west of the County. Taking a one-hour return travel trip for a waste collection vehicle as a yardstick (i.e.30 minutes from source to landfill and 30 minutes return), it can be estimated that a number of settlements including Lyme Regis, Bridport, Beaminster, Sherborne and Shaftesbury are not within reasonable proximity of a potentially suitable mineral void. Landraising on undisturbed land may therefore be an appropriate option to deal with some of the wastes arising in these areas. However the Principal Waste Disposal Contract now provides (subject to planning permission) for Waste Management Centres (in effect Transfer Stations) at Bridport, Sherborne and Blandford to cater for collected domestic/commercial and "civic amenity" arisings in these areas. Policy 42 sets out, in clauses (i), the proximity criterion which determines whether or not landraising is acceptable in principle and clause (ii) sets out the environmental and amenity criteria which a proposed development must meet. These are identical to those required for landfill in mineral voids.

Policy 42: Disposal Outside Mineral Voids

The disposal of waste by landfill or landraising outside mineral voids will be permitted only if the Planning Authority can be satisfied that the waste cannot practically be used in an environmentally acceptable way to reclaim mineral workings in accordance with Policies 39, 40 and 41. Consequently such proposals shall be permitted only where:-

(i) the proposed site is not within reasonable proximity of a potentially suitable and available mineral void or other suitable waste disposal facility.

(ii) the proposal satisfies in all other respects the criteria for landfill in mineral voids specified in policy 39(i), (ii) and (iii).

Ancillary Landfill Requirements

8.24
There are two other circumstances where the disposal of waste on undisturbed land may be appropriate, even though it is not compatible with criteria of Policy 42. The first is where large amounts of inert waste, generally in the form of excavated soils and rocks are generated by major construction projects such as road building. In order to minimise the transportation of waste over long distances and/or to avoid valuable engineered void space suitable for biodegradable wastes being unnecessarily depleted, Policy 43 identifies the circumstances under which the disposal of such wastes may take place on undisturbed land.

Policy 43: Waste from Construction Projects

The Planning Authority will permit proposals for the disposal of inert waste arising from major construction projects, subject to the following hierarchy of solutions:-

(i) the volumes of waste requiring disposal should be reduced to the minimum practicable level consistent with engineering, landscape and environmental considerations by:-

(a) seeking to maximise the utilisation of on-site materials for construction purposes including, where appropriate, processing and recycling,
(b) seeking to maximise the disposal of wastes within the construction site for landscaping;

(ii) wastes which cannot be utilised or retained within the construction site should, so far as practicable, be used to restore existing mineral voids, provided this does not significantly reduce void space which would otherwise be utilised for biodegradable wastes;

(iii) disposal of the waste remaining after reuse, recycling, and on-site disposal of the construction wastes has been maximised, will be permitted on undisturbed land only where there are no suitable mineral voids within reasonable proximity of the construction site, and where the proposal meets the criteria of Policy 6.

8.25
The second situation is where landfilling is required to facilitate agricultural improvements. The latter has sometimes been used to justify what is primarily a waste disposal operation. In a time of agricultural surpluses and "set aside", it is not a priority that wastes should be diverted from the restoration of mineral workings in order to marginally upgrade agricultural land. Policies 44 and 45 are therefore framed to allow essential, small-scale, bona fide agricultural improvements but to exclude operations which are primarily for waste disposal and which should properly be considered within the terms of Policy 42. In general the area of agricultural land capable of consideration under Policy 45(vi) will be a maximum of 2 ha in extent

Policy 44: Agricultural Improvements - Tracks and Hardstandings

The Planning Authority will only permit applications for the construction of hardstandings, roads or tracks (formed from waste materials brought from land outside the agricultural unit) which are in excess of the limitations permitted by Part 6 of the Town and Country Planning General Permitted Development Order 1995 (or any amendment thereto) where:-

(i) the development is required for the purposes of agriculture within that unit; and,

(ii) the proposals involve the minimum importation of waste material compatible with the need; and,

(iii) any material brought onto the land consists only of inert wastes; and,

(iv) the proposal meets the criteria of Policy 6, and would not give rise to an unacceptable degree of visual intrusion.

Policy 45: Agricultural Improvements - Land

The Planning Authority will permit applications for

the improvement of agricultural land by the deposit of waste material brought from outside that land only where all the following criteria are met:-

(i) the proposal would result in the agricultural grade of the land being significantly improved;

(ii) the proposal would involve the minimum importation of waste material consistent with achieving the agricultural improvement;

(iii) only inert waste is brought on to the land;

(iv) the proposal would not involve the deposit of waste on, or operations which would detrimentally affect, agricultural land of grades 1, 2 or 3a;

(v) the proposal would not adversely affect the viability of the agricultural unit;

(vi) the deposit of waste would be confined to a small area of lower grade agricultural land within a field or holding predominantly of higher grade agricultural land;

(vii) the proposal would not involve an unacceptable loss of significant landscape features or wildlife habitats including hedges, hedgerow trees, woodland, water meadows, ponds, features of archaeological importance whether scheduled or not, or require the culverting of substantial brooks, streams or other watercourses; and the final landform would be appropriate to the landscape character of the area.

(viii) the land would be restored to agricultural use within a maximum of two years of commencement of operations, and be subject to an aftercare scheme;

(ix) the proposal also meets the criteria of Policy 6.

Facilities for recovering resources from waste

8.26
A substantial body of advice and guidance (Waste Management Paper 28, Planning Policy Guidance note 23, and the White Paper on sustainable waste management, "Making Waste Work") has stressed the need to increase the proportion of waste managed at the top of the waste hierarchy in order to achieve sustainable waste management.
The hierarchy can be summarised as:-
Reduction
Reuse
Recovery by:
recycling
composting
energy recovery
Disposal
It is recognised that for the immediate future, waste management practices will continue to be heavily weighted towards the bottom of the hierarchy, and in particular towards landfill, and landfill capacity will always be required for some wastes. The earlier sections of the chapter have identified the need for, and provision of, landfill sites in the light of the White Paper setting out the basis for a national Waste Management Strategy. The higher levels of the hierarchy (Reduction and Re-use) are extremely important elements for industry, commerce and society to adopt but are, for the most part, outside the scope of a land-use plan to address. The "recovery" level of the hierarchy is, however, a matter which can be addressed by the Plan. Whilst it cannot provide, or insist upon, the provision of such facilities, it has a role to play in establishing the planning criteria against which proposals for such facilities will be judged. These are discussed for the various elements within this level of the hierarchy in the following paragraphs.

Energy Recovery

8.27
It will be options within the broad 'Recovery' area of the waste hierarchy that will be required to meet targets to be set by the EU in its proposed Landfill Directive. The current draft seeks to ban the landfilling of untreated waste and to reduce its biodegradable content in steps to 75% of its 1995 level by 2010. The term 'energy recovery' covers a number of technologies including waste to energy incineration (WTEI), the utilisation of methane from landfill sites for heat or electricity generation, and anaerobic digestion - although the latter has perhaps more in common with composting.

8.28
Waste to Energy Incineration (WTEI) is considered by some to be a controversial technology. Substantial concern is expressed by the public and by some health experts about various aspects of the technology, but particularly about the possible effect on human health of flue gas emissions to the atmosphere. Nevertheless, the Royal Commission on Environmental Pollution in its Seventeenth Report (1993) strongly advocated the increased use of WTEI for the disposal of controlled waste and this position is endorsed in "Making Waste Work", subject to suitable technical standards.

8.29
Energy from waste plants incinerate combustible domestic, industrial and commercial waste and generate electricity (via steam turbines) from the heat so produced, but the solid residues from the combustion process (clinker and fly ash) constitute about 25% by weight or 10% by volume of the original waste. The bulk of the residue is clinker although the

flyash contains significant levels of heavy metals. Both have to be disposed of to licensed containment landfill sites. It is important therefore that any application for a plant of this sort addresses the issue of residue disposal. Plants vary in throughput, and design is still evolving - the unit cost of disposal generally dropping with increased throughput. If operated as a Combined Heat and Power (CHP) plant, heat can be provided directly to consumers, industry, households and commercial premises. The sale of both heat and electricity through a CHP scheme offsets operational costs, but the provision of the Government's Non Fossil Fuel Obligation (NFFO) process encourages operations to produce power (electricity) only.

8.30

A typical 200,000 tonne per annum plant would require a total site area of about 2-2.5 hectares and would consist of a purpose-designed building to contain all operations, about 30m high and occupying up to 1 ha (100m x 100m). The chimney height would depend on detailed design criteria and local conditions, but it would be of the order of 75m high. The plant would operate for 24 hours per day, 7 days per week but, because of its capacity to store waste under cover,
waste deliveries (about 200 movements per day) would be confined to normal working hours.

8.31

A plant of this size could have substantial potential impacts on the environment, including:-

(i) Visual Impact: the plant is of very substantial dimensions, and would almost inevitably be a conspicuous feature in any location.

(ii) Traffic: it would generate around 200 HGV movements per day.

(iii) Atmospheric Emissions: modern plant is equipped with flue gas scrubbers, bag filters and other appropriate measures to ensure that flue gas emissions meet the necessary standards imposed by the European Union.

8.32

Policy 46(v) makes specific reference to a buffer zone distance of 500m. Such a criterion is included, in this case, to reflect the fact that a major waste to energy incineration plant on the scale envisaged in the Deposit Plan would be a very large industrial installation in terms of the scale of the plant being considered at the time the Deposit Plan was being prepared (up to 100m long and 30m high, with a chimney stack up to 100m high, operating 24 hours a day). The reference to the need for a substantial buffer zone accords with the Inspector's conclusion where he states "I agree entirely with the principle....of requiring a buffer zone around WTEI plant and would not dissent from the proposition that the scale of a WTEI plant could justify the delineation of a buffer zone considerably wider than that required for mineral extraction sites"

8.33

The figure of 500m is based on this substantial impact, and reflects the need to ensure a significant degree of separation from residential and other environmentally sensitive properties. The Inspector concluded that he "can see no justification for fixing the depth at a rigid 500m", but it should be clear that, in his use of the phrase "Only in exceptional circumstances would a buffer zone of less than 500m be likely to be acceptable", the policy wording is not rigid, and already reflects the fact that
site specific circumstances might warrant departing from the 500m figure. Rather it seeks to provide clear policy advice on a form of development where locational and design criteria will be particularly critical. A radius of 500m (in relation to a process subject to IPC control) also coincides with the area within which planning authorities are advised to consult the relevant pollution control authority over proposed environmentally sensitive developments (para 3.10 of Planning Policy Guidance Note PPG23).

8.34

The White Paper 'Making Waste Work' notes (para 2.147) "All waste management facilities have the potential to pollute the environment and this inevitably raises fears of risks to health. There will always be some emissions from waste to energy incineration plants which contain pollutants". It goes on to state (para 2.150) that an expert group had recently completed a third review prompted by the publication in draft of new medical evidence issued by the United States Environmental Protection Agency, and to advise the Chief Medical Officers on any possible health implications. The Royal Commission on Environmental Pollution has examined the US Environmental Protection Agency data, and considers that nothing has emerged which could lead it to alter the views expressed in its 17th Report about the acceptability of incinerators which meet present-day standards of emissions.

8.35

Advocates of Waste to Energy Incineration point to the environmental benefits of this approach, which incude:-

(i) substantially reducing the volume of wastes requiring landfill;
(ii) reducing the emission of greenhouse gases - particularly methane from landfill;
(iii) displacing (saving) the use of fossil fuel for energy generation;
(iv) introducing a more sustainable process further up the hierarchy (than landfill), utilising a continuous stream of unavoidable waste as an energy resource rather than treating it as a problem to be disposed of.

Because of the scale and potential impacts of such a plant, any proposal would need to be accompanied by an Environmental Statement, including an appraisal of

alternative sites. Policy 46 sets out the locational criteria which any WTEI proposal would have to satisfy.

Policy 46 Waste to Energy by Incineration

Applications for waste to energy (by incineration) plants will be permitted only where;-

(i) potential releases from the plant would not have an unacceptable impact on the use and development of the surrounding land and the wider environment;

(ii) any plant is acceptable in size and location to process waste arising within Dorset, having regard to the principles of proximity and regional self sufficiency; the need to avoid over-reliance on any one waste management option; and the need to retain flexibility in the choice of future waste management technologies;

(iii) it has an adequate access to a Primary or County Distributor Route. (Access between the site and the Primary/County Distributor network should not pass through significant residential or other sensitive development);

(iv) it is not within or detrimental to the character or landscape quality of an AONB or an area of landscape importance, and is not within the Green Belt;

(v) it meets the locational criteria of Policy 6, and in the context of criterion 6(ii)(f) the plant is separated by an effective buffer zone, having regard to local circumstances, from residential dwellings or other sensitive locations or developments. Only in exceptional circumstances would a buffer zone of less than 500m be acceptable.

(vi) it is located and designed so as not to cause unacceptable visual intrusion. Major screening and planting works would be likely to be required; and

(vii) the application is accompanied by an Environmental Statement which, in addition to other relevant issues includes a study of a range of alternative sites.

8.36
Energy Recovery from Landfill: All landfill sites containing organic matter produce methane, which must be satisfactorily managed to prevent danger to surrounding landuses or atmospheric pollution. Collection and utilisation of the methane and other landfill gases to produce energy has a twofold benefit: recovering useful energy from waste; and minimising pollution risks. Nationally, some 80 megawatts of electricity are produced from this source. Such a scheme has recently commenced at Whites Pit, Poole. The energy recovery from utilising landfill methane is not so efficient per tonne as WTEI, and takes a longer time to recover. Nevertheless, it is important that where landfill with organic waste takes place, the resource is utilised to the maximum extent compatible with other environmental objectives. One of the impacts of utilising the gas in this way however, is that the infrastructure (extraction wells, pipework, generator house, flarestacks etc) have to be in place over a substantial period of time and can inhibit the progressive restoration of the site back to beneficial long term after-use. The need to identify and assess the implications of gas extraction proposals at the initial planning stage is established by Policy 58 of the Plan and no other specific proposals are discussed here.

8.37
Anaerobic Digestion (AD): Anaerobic digestion is placed in the "energy recovery" section of the hierarchy in the national strategy along with WTEI and landfill gas recovery, although it is more closely akin to composting. It involves the biological breakdown of organic matter in sealed reactors in the absence of air. It is capable of dealing with such organic materials as sewage sludge, poultry litter and similar agricultural wastes and the putrescible component of household waste. There are some elements of the organic waste stream such as wood and plastics which it cannot deal with effectively. The main products of the process are:-

(i) methane gas which can be used to generate heat or electricity;
(ii) the "digestate" - a compost-like material which after a period of stabilisation (generally a few weeks) may be suitable as a soil conditioner or for land reclamation purposes;
(iii) a residual liquid which may need to be disposed of to a waste water treatment plant, or sewer.

8.38
At the present time there are no full-scale commercial anaerobic digestion plants dealing with municipal solid wastes (household waste), although there is a pilot-scale plant in operation at Irvine in Ayrshire (c. 1 tonne/day) and a full-scale plant was proposed at Cardiff (with a throughput of 70,000 tonnes/annum). Another site is proposed, at Ashford in Kent. There are about 120 municipal solid waste plants operating or proposed worldwide, ranging in size from around 5,000 tonnes to 90,000 tonnes per annum. The proposal at Smallmead near Reading is for a site of just over 3 hectares, with a design capacity of 175,000 tonnes/annum, including all waste collected by Reading Borough Council. The proposed waste reclamation plant involves the separation of primarily household waste into different materials, including glass, plastics, textiles, ferrous and non-ferrous metals, and paper which are then to be packaged and transported off-site to specialised recycling plants. The remaining organic fraction is then to be further processed by composting, in a biological process in which the organic material is

broken down aerobically by the action of micro-organisms. The process takes place in an enclosed building under controlled conditions and involves aeration and mechanical turning of the material, producing a stable compost for sale to commercial markets. It is anticipated that of the waste processed at the plant, some 80% will be capable of being recycled - with 20% rejected following screening and separation processes.

8.39
There are several different types of plant process - wet or dry, mesophilic (operating at around 35° c) and thermophilic (55° c). Unlike WTEI plants, there does not appear to be a particular threshold for commercial viability.

8.40
Because of the range of throughput theoretically possible, it is difficult to indicate the likely impact of a plant in a meaningful way. However, a 50-60,000 tonne per annum plant would probably require a site of around 1-2 hectares and the digestor itself would probably need to be housed in a structure comparable in size to a large agricultural building.

8.41
In considering suitable locations for Anaerobic Digestion, two important factors need to be borne in mind. First, the process can handle only a relatively small percentage of household arisings. The Irvine pilot plant, for example, can process only around 30% of the delivered waste. The "rejects" need to be removed for recycling and/or other disposal options. Second, the digestate, which under ideal conditions may have some potential as a compost or soil conditioner may, in practice, be of a quality - or arise at a rate - that cannot be marketed in this way, thus producing another residue to be disposed of by alternative means. The inital waste sorting and the final digestate stabilisation process can generate odours. The range of scales at which such plants can be operated suggest a wide range of options for location and types of waste (one small plant is already operating in Dorset for treating farm waste).

Policy 47 Anaerobic Digestion

Applications for anaerobic digestion plants will be permitted where the plant is located within a site already permitted or allocated in this plan for landfill purposes, and is limited to a period not exceeding the life of the landfill, or, where an appropriate landfill site is not available within reasonable proximity, on other land. In either case the following criteria must be met:

(i) the plant is located appropriately to process waste arisings within Dorset, having regard to the principles of proximity and regional self sufficiency;

(ii) it has an adequate access to a Primary or County Distributor Route. Access between the site and the Primary/County Distributor network should not pass through significant residential or other sensitive development;

(iii) it meets the locational criteria of Policy 6, and in the context of criterion 6(ii)(f) the plant is separated by an effective buffer zone, having regard to local circumstances, from residential dwellings or other sensitive locations or developments;

(iv) it is not within or detrimental to the purposes of the Green Belt

8.42
Composting: Composting of "green waste" (grass cuttings, leaves, prunings and similar garden waste) is a well established process on a domestic scale, but only relatively recently has it been promoted, on a commercial scale of thousands of tonnes per annum, to deal with green wastes in bulk. It is a low technology process which involves shredding the waste with a diesel powered shredder (generally mobile) and leaving it in long ridges ("windrows") to compost in the open air. The windrows are turned from time to time to aerate them and aid the composting process. After a period of several weeks the material is screened to form different grades of product together, generally, with a residue of uncomposted waste. The coarser products are marketed as mulches and the finer products as compost and soil improvers. Contaminants, including shredded plastics and other materials which have found their way into green waste can affect the quality, range and uses and marketability of the product. The rate of input of green waste can exceed the market for the compost at some times. There is therefore a need for substantial storage space. As with Anaerobic Digestion its role may, in part, be as a pre-treatment for landfill.

8.43
Whilst in the process of composting, the waste produces leachate, and the site needs to be located and engineered to avoid the pollution of surface or subsurface water. The shredder, although perhaps only running intermittently, can generate quite high noise levels and this is a further factor which needs to be taken into account. The land-take is relatively large, for even modest throughput operations, because in essence it is a slow "batch" process. The Eco-Composting operation at Hurn was planned on the basis that it would occupy a ground area of some two hectares for an anticipated throughput of 500 tonnes per week. Appropriately sited landfill sites, quarries, industrial estates and lower quality agricultural land may be suitable locations for such
operations, subject to the criteria of Policy 48.

Policy 48 - Composting or Combined Recycling-

Composting Facilities

Applications for such developments will be permitted only where:-

(i) the plant is located appropriately to process waste arisings within Dorset, having regard to the priciples of proximity and regional self sufficiency;

(ii) it has an adequate access to a Primary or County Distributor Route; Access between the site and the Primary County Distributor network should not pass through significant residential or other sensitive development;

(iii) it meets the locational criteria of Policy 6, and in the context of criterion 6(ii)(f) the plant is separated by an effective buffer zone, having regard to local circumstances from residential dwellings or other sensitive locations or developments.

(iv) it is not within or detrimental to the purposes of the Green Belt.

EC Framework Directive on Waste

8.44
"In preparing this Local Plan, regard has been had to the relevant objectives laid down in Article 5 of the EC Framework Directive on Waste (75/442/EEC as amended by 91/156/EEC) for the disposal of waste. These require the establishment of an integrated and adequate network of waste disposal installations consistent with the proximity principle to enable the EC, as a whole, and individual Member States to become self-sufficient in waste disposal, and for waste to be disposed of in one of the nearest appropriate installations in order to secure a high level of protection for the environment and for public health.

8.45
Determining the range and extent of facilities for which provision should be made in Local Plans to meet these objectives will be a matter which depends on future work in developing national and regional/local strategies and on the work of proposed regional waste fora." However the aim of meeting this objective
is reflected in Local Plan Policy 49 which seeks to facilitate the establishment of such a network to serve the needs of Dorset.

Policy 49 : Establishing an integrated network of waste management facilities

It is the policy of the Planning Authority to facilitate the establishment of an integrated and adequate network of waste management installations to serve the needs of Dorset. This integrated network will meet Dorset's waste management needs in ways which are consistent with the waste hierarchy and do not exceed the environmental capacity of the County to accommodate waste management development.
Proposals for waste management installations will accordingly be considered in the light of the contribution they would make to the achievement of an adequate but not excessive provision of an integrated network of installations. In addition they will be expected to satisfy the criteria of Policies 6 and 50, and one of policies 46,47,48 or 51.'

8.46
Two key principles to be taken into account in considering proposals for waste management facilities are the extent to which proposals are sustainable and provide the Best Practicable Environmental Option (BPEO). Policy 50 seeks to ensure that future developments for such facilities embrace these two concepts in their design and location and sets out particular factors the Authority will take into account. Although the concept of BPEO embraces matters outside the land-use planning field some of its concepts are legitimate land-use planning considerations. This test is therefore built into the array of tests a successful proposal must satisfy.

Policy 50. Sustainable waste management development

In considering proposals for waste management facilities account will be taken of the extent to which the development is sustainable in form and location and helps to conserve natural resources, deals with the waste close to its source and minimises travel distances, traffic generation, traffic congestion, waste generation and pollution
Proposals will be expected to show that they represent the Best Practicable Environmental Option for particular wastes.

Plan Review

8.47
The Plan's criteria based approach for the non-landfill technologies is seen as a necessary interim measure. Once the Government's waste strategy and its interpretation at regional and county level have advanced sufficiently, the Plan will be reviewed to give it a more pro-active site-specific approach to the provision of an integrated network of waste management installations representing best practicable environmental option.

Recycling and Miscellaneous Waste Handling Facilities

8.48
The initial element in the "Recovery" tier of the hierarchy is recycling, and substantially more recycling of household and commercial/industrial waste will have to take place if the targets set in the National Waste

Strategy are to be met. Such operations can take place on a range of different types of sites/locations. The County's waste disposal contract envisages the provision of five waste management centres throughout the County at Bridport, Sherborne, Blandford Forum, Weymouth, and Mannings Heath Road, Parkstone. These waste man Waste sites, landfill sites, selected quarry sites (for recycling construction waste for aggregate) and industrial land. The criteria against which such proposals will be judged are set out in Policy 51. This policy will also be used to consider any other form of waste processing facilities not specifically addressed in other policies.

Policy 51: Other Waste Facilities

The Planning Authority will grant permission for bulky household waste sites, transfer stations, recycling facilities, the waste management facilities to be provided under the waste disposal contract, and other waste management and disposal facilities not specifically covered by other policies of the Plan, where those facilities will:

(i) by virtue of their location, scale and design, and having regard to the presence of existing facilities within a reasonable distance and the ability of the technologies adopted to ensure a high level of protection for the environment, contribute to the establishment of an adequate but not excessive integrated network of waste disposal installations, and;

(ii) meet the criteria of Policy 6.

8.49
Local, small-scale recycling facilities (container banks/mini-recycling centres) within or close to each community are likely to be necessary if the Government target of 25% recycling of wastes is to be achieved by the year 2000. Policy 52 identifies that the Planning Authority will favourably consider proposals for such facilities, provided that they are located and designed to avoid impact on residential areas.

Policy 52: Small Scale Recycling Facilities

The Planning Authority will permit proposals for the establishment of a network of local small-scale recycling collection points (Mini-Recycling Centres) at appropriate locations within, or in close proximity to, local communities, seeking to achieve so far as practicable one facility for every significant settlement/community of up to 500 people and one facility for every 500 head of population thereafter. Applications, where necessary, will be subject to the following criteria:-

(i) it is located within or close to the community it is intended to serve;

(ii) it has an adequately positioned and designed pedestrian and vehicular access to accommodate the anticipated level of movements it will generate;

(iii) it provides suitably hard-surfaced and drained off-road parking and turning space for vehicles using or servicing the site;

(iv) it is located, designed and operated having due regard to the need to minimise its impact on the amenities of residential areas, conservation areas, areas used for quiet recreational uses or similar sensitive locations and developments, particularly with regard to potential problems of noise, pollution and visual intrusion;

(v) so far as practicable, sites shall not be located within residential areas or conservation areas unless no other locations are available within or in close proximity to the community it is intended to serve, and satisfactory arrangements to screen the facility can be provided.

Vehicle Dismantling and Metal Scrapyards

8.50
There are at present some 50 to 60 vehicle dismantling and metal scrapyards in the County. Many of these were established before the inception of the Planning Acts and are not well located. The Environmental Protection Act 1990 now requires scrapyards to be licensed, and as part of this process their planning status is being regularised under the provisions of the Planning and Compensation Act 1991 by "certificates of lawful use or development". It is considered unlikely that there will be a substantial requirement for new scrapyards but, where this is necessary, Policy 53 identifies land allocated for industrial use as the only type of location which will normally be approved.

Policy 53: Scrapyards

Applications for new sites or extensions to existing sites will be permitted on land already allocated or permitted for industrial (general manufacturing and service) use, and provided that the proposal would not have an adverse effect which could not be alleviated on any of the following:-

(i) surface, subsurface water or land drainage systems;

(ii) the amenity of residential dwelling, schools, hospitals, residential homes or similar sensitive locations or developments;

(iii) the amenity of, and compatibility with,

neighbouring uses.

Sewage Treatment Processes

8.51
At present there are some 80 inland sewage treatment works in Dorset operated by Wessex Water, and a large number of private sewage treatment works. The process of treating sewage to enable the liquid fraction to be discharged to watercourses generates a semi-solid sludge which requires separate disposal. The annual arisings of such sludge amounts to some 225,000 tonnes per annum all of which is presently disposed to on agricultural land. About 30% of this is disposed of in Purbeck, with the remaining 60% distributed amongst remaining authorities in Dorset with the exception of Poole and Weymouth and Portland, where there is no such disposal.

8.52
The disposal of sewage sludge on farmland for the purpose of fertilisation does normally not require planning permission. It is considered that this type and pattern of disposal will, for the most part, continue for the foreseeable future and therefore no special provisions need to be made in the Plan, although alternative technologies to land disposal, including composting, anaerobic digestion and incineration with energy recovery will need to be considered more fully in a future waste management strategy.

8.53
In addition to inland sewage treatment works there are six coastal sewage works (Swanage, Weymouth, West Bay, Charmouth, Lulworth and Lyme Regis) which currently discharge sewage to sea. With the introduction of the EC Urban Waste Water Directive, there will be a requirement to achieve higher standards for discharge to sea. Improvements have already been carried out at Lulworth and Lyme Regis and planning permission granted for the necessary work at Swanage where construction has already started. Planning permission has already been granted for the provision of works to provide primary treatment at Weymouth
while proposals to extend this to secondary treatment and to provide a new primary treatment works at West Bay have still to be determined by the Planning Authority. It is to be noted that sites being examined include coastal sewage works in the AONB and in or close to the Heritage Coast. Given the sensitivity of coastal locations it is particularly important that the most suitable available locations have been chosen. Policy 54 is the principal source of locational guidance for sewage work proposals, setting the criteria for such developments and for other sewage related proposals.

Policy 54: Sewage Treatment Works

Applications for new sites or extensions or developments to existing sites required to process or dispose of waste water or sewage will be permitted provided that:-

(i) the facility will contribute to the establishment of an integrated and adequate network of sewage treatment installations capable of meeting the demands of development and population growth which takes place in accordance with the provisions of the development plan, and/or the requirements of the EC Waste Water Directive

(ii) the proposed site (including in the case of pipelines, the surface or sub-surface routes) is the least environmentally damaging practicable option

(iii) it meets the criteria of Policy 6;

(iv) in the case of sewer or waste water outfalls to rivers or coastal waters, the location, use of, and discharge from the outfall would not be significantly detrimental to the amenity of nearby residents, established recreational or tourist facilities of acknowledged importance, nature conservation interests, or fisheries;

(v) the standard of landscaping and design is appropriate to the location.

Difficult Wastes

8.54
Difficult wastes include a range of industrial, chemical, nuclear, and pharmaceutical wastes in the form of solids, sludges and liquids; clinical wastes; certain types of agricultural waste. Some, but not all of these will be 'Special Waste' as defined in the Environmental Protection (Special Waste) Regulations 1996. In general they are wastes which require more stringent control in their handling and disposal. Some of the materials, for example, asbestos, can, subject to site licensing, be safely disposed of in landfill site. Others, for example, organic solvents, require treatment by specialist firms. For simplicity, difficult wastes are considered in the following paragraphs in three groups; clinical wastes, agricultural wastes (including animal carcasses); and special waste. It is proposed that in general special facilities for difficult wastes will be permitted where the proposal is of an appropriate size and location to process those wastes arising within Dorset, but that larger proposals designed to cater for wastes arising from the wider area would be rejected except where they conform with a regional waste strategy which has been developed and approved by all the authorities having responsibilities for the management of waste within the region or where they otherwise satisfy national waste management principles.

Policy 55: Source of Difficult Wastes

The Planning Authority will not permit applications for facilities to handle, store, process or dispose of difficult wastes unless the proposal concerned satisfies the criteria of Policy 57 and,

i) having regard to the location of the source of those wastes, the nature of the facility, and the location of the nearest alternative similar facilities, it satisfies the principles of proximity and regional self-sufficiency, or would otherwise represent the best practicable environmental option, or

ii) it otherwise forms a specific part of a regional waste strategy developed in consultation with and approved by the constituent waste planning authorities in the region.

8.55

Clinical waste is waste consisting wholly or partly of animal or human tissue, drugs, or other pharmaceutical products, and similar wastes arising from medical, nursing, dental and veterinary establishments. Although most healthcare risk waste is incinerated, a number of other environmentally sound methods for dealing with healthcare wastes have recently been developed, mainly abroad, which could be applied in England and Wales. One technique involves the shredding of waste, followed by sterilisation through the application of heat - either indirect heat, using heat transfer oils; or direct heat, through the application of microwave radiation. This produces a waste that can be landfilled. Variations on this basic process allow for recovery of plastics for re-use (for example to make containers for clinical waste) or as a use of fuel. The only hospital incinerator currently operational in Dorset is the one at Bournemouth Hospital. In 1996/97 1200 tonnes of clinical wastes arising in Dorset was incinerated at Bournemouth. Any applications for future clinical waste incinerators will be dealt with under Policy 56.

Policy 56: Clinical Wastes

The Planning Authority will not permit any facility for the disposal of clinical waste unless, having regard to the location of the source of those wastes, the nature of the facility, and the location of the nearest alternative similar facilities:

i) it would satisfy the principles of proximity and regional self-sufficiency, or would otherwise represent the best practicable environmental option;

ii) the proposal meets the criteria of Policy 6; and

iii) it is proposed to incinerate the wastes:

a. within the curtilage of the medical establishment where they arise; or at a central facility within the curtilage of an existing medical establishment; or

b. exceptionally, at a facility outside the curtilage of a medical establishment provided that:

i. the facility forms part of a WTE incineration plant meeting the crite

ii. there is no suitable site for such a facility within the curtilage of an existing medical establishment, or

iii. the facility forms a specific element of a regional waste strategy developed in consultation with and approved by the constituent waste planning authorities in the region.

8.56

Agricultural waste arising in Dorset in 1992 amounted to some 2.4 million tonnes of which the overwhelming majority (1.8 million) was animal excreta, which was returned to the land. The total amount of waste requiring disposal outside the land on which it originated was some 8,600 tonnes or 0.35% of the total, most of this going to landfill. Where animal carcasses occur as a result of notifiable diseases they are disposed of in a number of ways, including burial on the farm, burial in appropriately licensed landfill sites, or by incineration. There are no incinerators in Dorset suitable for large animal carcasses but such facilities exist in Somerset and Avon. Where carcasses arise from BSE infected cattle, they are exported for incineration, usually to Frome. No special provisions are required in the Plan with regard to agricultural waste.

8.57

Special wastes are controlled wastes which contain substances dangerous to life, have a flash point of 21oC or less or are certain types of medicinal products. They are defined under the Environmental Protection Act 1990 (Special Waste Regulations 1996) and typically include organic solvents, paints, tars, acids, heavy metals, nuclear material etc. Dorset is a very small producer of such wastes, producing in total some 5,100 tonnes in 1995/96.

8.58

The overwhelming majority of special waste (98% in 1995/96) is disposed of outside Dorset mainly at facilities in Bedfordshire, Essex, Hampshire and the West Midlands. Conversely, a small amount of special waste (58 tonnes in 1995/96) is imported into the County for treatment before final disposal.

8.59

Overall, the disposal of special waste, and the other difficult wastes described above does not give rise to major planning issues in Dorset and no special provisions are necessary in the Plan. Policy 57 sets out the general criteria which will be taken into account in considering facilities for such wastes in general. The policy is intended to apply primarily to purpose-built plants for the storage, processing or incineration of

difficult wastes rather than to landfill site which may be licenses to receive certain categories of difficult waste.

Policy 57: Criteria for Difficult and Clinical Wastes

The Planning Authority will permit applications for handling storing, processing or disposing of difficult wastes which meet the requirements of Policies 55 and 56, only where it is also satisfied that:-

(i) the proposed storage, processing or disposal involves an appropriate method for that particular type of waste which does not give rise to an unacceptable loss of amenity to those living or working on or in the vicinity of the site;

(ii) the proposal meets the criteria of Policy 6;

(iii) the proposal is not within or detrimental to the puroses of the Green Belt.

Monitoring, Restoration and After-Care of Waste Sites

8.60
The increasingly stringent standards now required on landfill
sites, many of which are primarily site licensing matters, can also have substantial planning implications. For example, there may be a requirement to monitor ground water quality or test for landfill gas outside the operational site boundary. The applicant will need to have some measure of control over this area, and the planning authority will wish to be assured that the monitoring will not damage other sensitive interests - the land may for example be an important habitat.

8.61
Similarly even within the site, apparatus such as gas pumping and flaring units, leachate treatment plant and so on can have an effect on amenity during the site's operational life, and perhaps for many years after. It is important therefore, that the planning authority should be able to assess the impact of these from the outset, and judge what implications they might have during the site's restoration and after-care period.

8.62
Finally, although planning legislation now allows the imposition of a 5 year after-care period on both mineral and waste sites it is recognised that this period may not always be adequate for the after-care of a landfill site. Despite the fact that the new Waste Management Licenses, introduced under the Environmental Protection Act 1990, provide Waste Regulation Authorities with a substantial measure of control over sites after they have closed, these powers are not intended to relate to planning issues such as the quality of restoration. There may therefore still be a requirement to establish, by agreement, a longer period of after-care. This could take the form of a Section 106 Agreement or a unilateral planning agreement.

8.63
Policy 58 sets out the Planning Authority's position on these matters:

Policy 58: Monitoring, Restoration and Aftercare of Landfill

Applications for landfilling/landraising involving the disposal of biodegradable wastes will be permitted only where satisfactory provision is made for all the following:-

(i) there is sufficient land in the ownership or control of the applicant surrounding the proposed disposal area to enable the monitoring and control of leachate and landfill gas to be carried out;

(ii) the application identifies the nature and location of all the measures proposed, or necessary, for the monitoring and control of leachate and landfill gas in sufficient detail to enable the impact of the proposals to be assessed;

(iii) the restoration proposals provide, whenever practicable, for the progressive restoration of the site to an agreed beneficial after-use having regard to:-

(a) the need to maintain the monitoring and control systems until the site no longer produces significant levels of leachate and landfill gas that could be harmful to public health or the environment;

(b) the need for the final removal of the monitoring and control systems and reinstatement of the areas affected;

(iv) the application includes provision for the after-care of the site (or each individual restoration phase thereof) for a period of not less than five years, or such longer period as may be agreed, from the initial completion of restoration of the site (or each phase thereof).

8.64
Whilst the range of waste disposal facilities outlined in the previous paragraphs are essential to meet Dorset's waste disposal needs, if this is to be carried out in an environmentally acceptable way it is essential that such facilities are operated to appropriate current standards. The Planning Authority therefore places particular importance on its role in monitoring sites for compliance with the terms of planning permissions and looks to the

Environmental Agency to ensure full compliance with waste management licensing conditions. Close liaison with the Environment Agency will have an important part here.

	Total arisings	*Total disposals*	*Inert arisings*	*Inert disposals*	*Biodegrad-able arisings*	*Biodegrad-able disposals*
1993	*1362.00*	*1145.00*	*666.00*	*662.00*	*696.00*	*483.00*
1994	*1356.00*	*1126.00*	*699.00*	*696.00*	*656.00*	*430.00*
1995	*1383.00*	*1061.00*	*713.00*	*635.00*	*670.00*	*426.00*
1996	*1406est*	*938**	*728est*	*531**	*678est*	*407**
1997	*1429.00*	*1157.00*	*742.00*	*726.00*	*687.00*	*432.00*
1998	*1453.00*	*1162.00*	*757.00*	*734.00*	*696.00*	*428.00*
1999	*1477.00*	*1166.00*	*772.00*	*742.00*	*704.00*	*424.00*
2000	*1501.00*	*1170.00*	*788.00*	*750.00*	*714.00*	*421.00*
2001	*1526.00*	*1175.00*	*803.00*	*760.00*	*723.00*	*415.00*
2002	*1552.00*	*1179.00*	*819.00*	*770.00*	*733.00*	*409.00*
2003	*1578.00*	*1184.00*	*836.00*	*780.00*	*743.00*	*403.00*
2004	*1,605*	*1188.00*	*853.00*	*791.00*	*753.00*	*397.00*
2005	*1633.00*	*1192.00*	*870.00*	*801.00*	*763.00*	*391.00*
2006	*1661.00*	*1213.00*	*887.00*	*816.00*	*774.00*	*396.00*

Inset 11	Blackhill Sand Pit	)	
		}	**Category 3**
		)	**sites**
Inset 12	Admiralty Quarry	}	
Inset 12	Broadcroft Quarry	}	**Category 4**
Inset 13	Henbury Sand Pit	)	**sites**
Inset 1	Warmwell Quarry, Crossways (part)	)	
Inset 4	Masters North Sand Pit	}	**Category 5**
		}	**sites**
Inset 8	Trigon Clay Pit		

9. AREA POLICIES

Background

9.1
Part of the initial work in preparing the Draft Minerals and Waste Local Plan was to carry out a review of all the minerals and waste sites in the County to assess the scale and nature of their impacts on the environment. This work identifies three areas, in particular, where substantial concentrations of workings give rise to a cumulative impact substantially more severe than that of the individual sites. One of these areas of concentrated workings is the Isle of Portland, with two others in Purbeck - the Puddletown Road Area and Moreton Area. A further area, the Warmwell-West Knighton Area, has also been identified as one affected by past working which has not been subject to modern restoration conditions (Warmwell Quarry) as well as by current mineral and waste development.

9.2
In each case the situation demands a more detailed and coherent strategy to guide the continued working and restoration of the individual sites, and for the development of the area as a whole, than would be provided by general minerals and waste policies. In the case of Portland this will be promoted through a special group of policies set out in Chapter 5 (Blockstone) leading to the development of an overall restoration strategy for the island. The proposals for the Puddletown Road Area, Moreton Area and Warmwell-West Knighton Area are set out in this chapter.

The Puddletown Road Area

9.3
Along a 5 km stretch of Puddletown Road, which crosses an area of dry heathland to the north west of Wareham, there is an almost continuous development, on both sides of the road, of sand and gravel workings, existing and former waste disposal site, plant of various types and a currently non-operational ball clay pit. These have been worked under a mosaic of planning permissions dating back to the 1950s, many of which are poorly conditioned and some of which now cover areas designated as SSSI. These nationally designated areas have been recognised to be of European and international importance for wildlife ,
and are part of the proposed SPA and Ramsar, and possible SAC sites on the Dorset Heathlands. The position on some sand and gravel sites is exacerbated by the fact that permission exists for the extraction of both the surface gravel and the much thicker underlying sand. Gravel extraction proceeds far faster than sand extraction, leaving very substantial areas of the underlying sand disturbed, but largely unworked, for many years, adding to a general impression of dereliction. In addition, crossings of Puddletown Road by lorries and off-road vehicles, between excavations on the south side and processing areas on the north, not infrequently give rise to substantial problems of dirt on the road.

9.4
It is against this background that the County Council intends to develop a comprehensive strategy for the operation, landscaping and restoration for the whole of the area shown on the Proposals Map. To assist in this process, and to seek the co-operation of a wide range of appropriate interests, it will establish a Restoration Strategy Advisory Group consisting of representatives of the quarry and waste operators, landowners, officers and Members of the County and District Councils and relevant amenity bodies. The objectives of the Group shall be to consider and advise on improvements to existing screening (where appropriate), advance landscaping, phasing, types and standards of restoration, including interim restoration, after-uses and such other matters as may be appropriate. In addition to the retention of existing heathland habitats, the re-establishment of heathland and other appropriate nature conservation habitats will also be a key objective. This could help to offset the loss of natural habitats in the area.

Policy 59: *Operation and Restoration of Sites*

It is the policy of the Planning Authority to achieve the coherent operation and restoration of all mineral and waste disposal sites in the Puddletown Road Area by:-

(i) establishing a Restoration Strategy Advisory Group (or Groups);

(ii) effecting the retention of heathland where possible; and

(iii) facilitating the re-establishment of heathland as a priority nature conservation habitat.

9.5
Although no major new allocations are proposed in the Plan for the Puddletown Road area it has significant potential for further mineral and waste related developments including limited extensions to existing sand and gravel sites, ball clay working and waste disposal to facilitate restoration. It is important, however, that such developments form part of the overall strategy for the area, and make a reasonable contribution proportional to the planning effects of the proposal towards resolving existing problems including measures to prevent dirt being carried on to the roads and necessary off-site highway improvements. With regard to off-site highway improvements the County Council will consider recent contributions which have been made to junction improvements in the context of recent developments. These matters are set out in Policy 60.

Policy 60: ***Consideration of Applications***

The Planning Authority will permit applications for extensions or changes to existing sites within the "Puddletown Road Area" ***outside the preferred Area identified for development*** **provided the proposal :-**

(i) ***forms part of a previously submitted strategy of working and restoration*** *consistent with the requirements of Policy 59* ***for all the adjoining land which is within the ownership or control of the applicant and which is already permitted or proposed to be used for mineral extraction and/or waste disposal; and***

(ii) *results in no net increase* ***in the overall impact of operations on the land referred to above; and***

(iii) provides for a substantial part of the application area and, where appropriate, the adjoining land referred to in (i) above being restored to heathland or other agreed nature conservation or informal amenity uses within the earliest practicable timescale; and

(iv) *meets the criteria of policies 6 and 11.*

9.6
In order to maximise restoration potential within this area, the County Council would wish to see imported waste materials used in the most appropriate locations. There are already two landfill sites operating within the area and a third potential site has been identified in Chapter 8 (Waste Disposal). The County Council would not therefore wish to encourage waste disposal on other sites where there is potential for low level restoration.

Policy 61: Low level Restoration and Retention of Undisturbed of Parts of the Binnegar Estate.

The Planning Authority will:-

(i) ***only approve a scheme of restoration within the area identified on the proposals map as "Area subject to Policy 61(i)", which makes provision for the low level restoration of the site without the importation of*** waste material other than soil necessary to support vegetation;

(ii) ***in any permission granted for an application for the comprehensive working of the areas identified on Inset 4 as subject to Policies 61(i) and 61(ii), require arrangements to ensure the retention undisturbed of the land identified on Inset 4 as subject to Policy 61(ii).***

9.7
One of the existing sites on the north side of the road, if excavated to its presently permitted boundaries, would have a substantial impact on the landscape and visual amenity of a hitherto largely unaffected part of the Piddle Valley. Unpermitted reserves of sand and gravel in the same ownership and control lie in less visually sensitive locations south of the road. Given the proposed allocations for sand and gravel in the Plan, these additional reserves are unlikely to be needed to meet landbank requirements. Nevertheless, the County Council would be prepared to see the release of these additional sources if the proposal provided for the relinquishment of existing permitted resources in the more sensitive location. Indeed, this principle that further mineral or waste operations (other than those identified in the Plan as specific proposals in Inset 4) will generally only be considered acceptable where they provide for revocation of an existing consented area and where a net environmental benefit would, as a result be achieved, is set out in Policy 62.

Policy 62: *<u>Applications on land outside Preferred Areas</u>*

Within the Puddletown Road Policy Area as defined on Inset 4, the Planning Authority will permit further mineral or waste operations outside the Preferred Areas identified for development only if:-

(a) permission for the development of a broadly comparable resource within the Puddletown Road Area is first modified or revoked, or

(b) its implementation is otherwise prevented,

so as to ensure that the final cumulative impact of mineral and waste development on the Puddletown Road Area as a whole is not increased as a result of the new permission.

9.8
The problems caused by heavy lorries and off-road vehicles crossing Puddletown Road to take material excavated on the south side of the road to processing plant on the north has already been referred to. The County Council would expect that any new proposals on the south side of the road would satisfactorily address this problem. Field conveyors are one option, but other solutions, including suitable wheel-cleaning facilities, may be acceptable.

Policy 63: Mineral Traffic Crossing Puddletown Road

The Planning Authority will permit new or extended operations south of Puddletown Road which require the processing of material at existing plant to the north of Puddletown Road only where satisfactory provision is made for the crossing of the road, and the proposal satisfies all other relevant policies of this Plan.

9.9
Finally, general guidelines on good working and restoration practice for new and existing sites within the Puddletown Road area are set out in Supplementary Planning Guidance to which operators should have regard.

The Moreton - Redbridge Area

9.10
In the vicinity of Moreton and Redbridge and to the east of Crossways is an area (Inset 16 of old mineral working where no extraction has taken place for some time and in which vegetation has now become re-established. However there still remains pockets where the natural vegetation process has not been so successful and where some active management could be beneficial to speed up the process. One such pocket was identified in the Consultation Draft (Sheepwalk) here it was proposed that some limited infilling would assist restoration. However as there are a number of sites of this type in the area it is now proposed that no individual site should be singled out and that restoration of each should be considered within the framework of a coherent operational, landscape and restoration strategy for the whole of the area shown on Inset Map 16. To assist in this process the Council will support the establishment of a Restoration Strategy Advisory Group consisting of representatives of the quarry and waste operators,

landowners, officers and members of the County and District Councils and relevant amenity bodies. This is set out in Policy 64.

Policy 64: Operation and Restoration of Sites

It is the policy of the Planning Authority to achieve the coherent operation, landscaping and restoration of all mineral and waste disposal sites in the Moreton-Redbridge Area by:

(i) establishing a Restoration Strategy Advisory Group

(ii) facilitating landscape enhancement;

(iii) facilitating the protection and enhancement of natural habitats

9.11
Essentially the aim within this area is to make good the effects of mineral working and return the land to some beneficial and appropriate after-use. This may include the necessity for a limited degree of infilling with inert materials to establish suitable landforms, but substantial volumes of fill would be neither necessary or appropriate. Amongst proposed after-uses the establishment of heathland and other appropriate nature conservation habitats should be a key objective. The criteria against which applications will be considered are set out in Policy 65.

Policy 65: Consideration of Applications

The Planning Authority will permit an application for the restoration of former mineral workings within the Moreton-Redbridge area defined on Inset Plan 16 only where:-

(i) it is consistent with the requirements of Policy 64;

(ii) it would result in a significant net improvement to the landscape and natural habitat(s) of the area;

(iii) it could be achieved within a reasonable timescale;

(iv) infill, if required, is limited to the smallest practicable quantity consistent with the proposed after-use, and consists of inert waste only;

(v) it is compatible in all other respects with the criteria of Policy 6.

9.12
As for the Puddletown Road Area guidance on good practice for applicants and operators of new and existing sites is set out in Supplementary Planning Guidance. In addition any application would need to address the matters included under Policy 6 of this plan.

The Warmwell- West Knighton Area.

9.13
Between the settlements of West Stafford, Woodsford, Warmwell and Crossways is an area within which a number of permissions for mineral working have been granted over the last 50 years or so and where a further allocation for the extraction of sand and gravel (Woodsford Farms) is made in this local plan. (Inset 1.) The existing consented area can be divided up into 3 main operating units: West Stafford, West Knighton and Warmwell. Consents granted at both West Stafford and West Knighton were subject to modern conditions and required that agricultural land taken for mineral working was restored back to that of a comparable grade. However for Warmwell the situation is rather different. This site has a complex planning history with a number of overlapping consents. With the exception of a consent for landfill granted in 1996 conditions attached to existing consents (granted in the 1950's, 60's and 70's) are on the whole inadequate when compared to todays standards. As a result there is a need to update these "old" consents and encourage a more coherent approach to working and restoration throughout the site. A key mechanism for this process will be the revision of conditions under the Mineral Review which, in particular, will need to address the following issues: the need to minimise the environmental and visual impact of mineral and waste operations, to safeguard water resources, minimise traffic impact and facilitate the establishment of suitable afteruses and the protection and enhancement of natural habitats. These objectives are set out in Policy 66.

9.14
The planning permissions granted for the mineral extraction operations at West Stafford and West Knighton require that the sites are restored to agriculture. The shallow nature of the operations means that this can be quickly achieved as part of a rolling programme, without any requirement to import waste. The same will be true of the Woodsford site when extraction commences, where only a relatively small part of the overall site will be out of agricultural production at any one time. However the situation at Warmwell, where working has taken place over a long period and to different depths, leaving a large area disturbed, is somewhat different and for this site a RSAG (Restoration Strategy Advisory Group), to which support is given in Policy 66 could play a useful role in exploring a variety of methods and forms of restoration. As noted above, the best opportunity to secure a scheme for these works will be via the Minerals Review, a process which is about to commence for this site. As the site is a clearly defined unit, controlled by one operator, there may be some merit in "grafting" any of the work which a RSAG would undertake, onto the already well established Liaison Group which is familiar with this quarry and its problems and opportunities.

Policy 66 : Operation and restoration of sites

It is the policy of the Planning Authority to achieve the coherent and timely operation, landscaping, restoration, and after-use, of all mineral and waste disposal sites in the Warmwell-West Knighton Area by:

(i) establishing a Restoration Strategy Advisory Group;

(ii) using the powers available to it to:

(a) minimise the environmental and visual impact of mineral and waste operations,

(b) safeguard water resources
(c) minimise traffic impact,
(d) facilitate the establishment of suitable after-uses
(e) facilitate the protection and enhancement of natural habitats.

10. HYDROCARBONS

Background

10.1
Hydrocarbons are naturally occurring, liquid (petroleum) and gaseous (natural gas) compounds of hydrogen and carbon which were formed many millions of years ago from microscopic plants and animals which lived, generally, in a marine environment. Accumulating on the sea bed when they died, the organisms became buried in fine clay-like sediments. In the absence of oxygen and under the effects of elevated temperature and pressure from the steadily increasing thickness of overlying sediments they decomposed to form oil and gas.

10.2
The fine-grained rocks in which these processes occur are referred to as "source" rocks. However, the hydrocarbons have normally migrated from the source rocks into the pores and fissures of coarser "reservoir" rocks such as sandstone or limestone. Commercially important deposits can occur where the hydrocarbons become trapped within certain types of geological structures such as "anticlines" or "fault blocks" where the reservoir rock is overlain by an impervious bed or "caprock" that prevents further migration of the hydrocarbons.

10.3
The search for hydrocarbons therefore requires three broad elements. First, the regional geology has to be suitable. This generally means the presence of a major sedimentary basin of approximately the correct geological age. The Hampshire Basin, of which Dorset forms a western extension, is such a region. Second, within the basin there must be suitable reservoir rocks and traps. These are normally located by geophysical surveys. Finally, the presence of oil within the trap can only be determined by exploratory drilling.

The Planning and Licensing Position

10.4
The ownership of all hydrocarbons is vested in the Crown and the rights to explore for and produce oil are administered by the Department of Trade and Industry (DTI) who operate a three-tier system of Exploration,
Appraisal and Development Licences.

10.5
Exploration Licences are valid for a period of 6 years and give the sole right to the licensee to search, including drilling for oil and gas. *Appraisal Licences* are awarded following the initial discovery of oil. They are valid for a period of 5 years and enable the licensee to evaluate the commercial viability of a discovery. Finally, *Development Licences* are granted initially for a period of 20 years to enable the field to be exploited.

10.6
The licenses do not confer any rights on the holder to enter on to land to carry out exploration, appraisal or development. Access to the land has to be agreed with the landowner, and planning permission, where appropriate, obtained from the mineral planning authority. The DTI requires confirmation of planning consents before progression to the next licensing stage.

10.7
Certain forms of on-shore exploration work, for example vibroseis surveys* , do not require planning permission but most forms of development including exploratory boreholes, appraisal and production wells and gathering stations do. Off-shore oilfield developments lie beyond the remit of the MPA and separate development consent is required from the DTI. The policies within this plan therefore relate primarily to onshore hydrocarbon developments and to the on-shore impact (ie, 'landfalls') of possible off-shore developments.

Hydrocarbons in Dorset

10.8
Dorset has a long association with oil and gas exploration and production, with initial searches in the 1930's and the first commercial discovery at Kimmeridge in 1959. The discovery of a significant oilfield in the Bridport reservoir at Wytch Farm in the early 1970s put Dorset in the forefront of oilfield development and intensified the search for oil throughout southern England.

10.9
The prospect of further commercial reserves gave rise to an increase in onshore oil exploration in all parts of
the County, as well as off-shore. This led to the discovery of the deeper and more prolific Sherwood reservoir at Wytch Farm and the smaller Bridport-level oilfield to the west of Wareham, but oil has not so far been found in commercial quantities in any other part of the County. Over recent years there has been a reduction in the number of exploration wells being drilled in the County. Onshore activity is now centred a round the Wytch Farm area in Purbeck and, in particular, the exploration of that part of the Sherwood reservoir lying beneath Poole Bay. Extended production testing is also underway with a view to extracting oil from the Frome reservoir, a small, thin band of strata, lying above the Bridport reservoir.

10.10
The decrease in exploration activity has been mirrored by the reduction in the area of the County now covered by exploration licences, which are issued by the Department of Trade and Industry (formerly Department of Energy) to companies wishing to carry out such investigations. In the 1980s virtually the whole of the County was under licence but today the area licensed is limited to that lying south of a line linking Wimborne and Beaminster.

* **Vibroseis Survey**

A geophysical survey technique for identifying sub-surface geological features used in oil and gas exploration.

10.11
Off-shore, the situation is currently more active. Poole Bay and the area south of Swanage have been explored in the past and coastal waters here have been licensed for many years.

The 14th round of licensing in 1993 made available blocks along the undeveloped parts of the Dorset coastline, westwards, up to and beyond Portland. A potential off shore reservoir has recently been explored by means of deviated drilling for an on-shore location at West Chaldon and an evaluation of the results are awaited.

Production in Dorset

10.12
Production from Wytch Farm is now in the region of 100,000 barrels of oil per day
(bpd), which is exported by pipeline to Southampton Water. The liquid petroleum gas fraction is exported by rail and domestic gas is fed into the mains supply at Sopley in Hampshire. Included in this figure of 100,000 bpd is production from the Wareham field and the single Kimmeridge well (which produces some 100 bpd). Production from the Wareham field comes from two sites, with wells drilled to the shallower, Bridport reservoir. At Wytch Farm there are nine sites including two on Furzey Island, and two on the Goathorn Peninsular. One of the sites on the Goathorn peninsula is used for the extraction of oil from beneath Poole Bay by means of extended reach drilling. Production is from both the Bridport reservoir and the much deeper and larger Sherwood reservoir.

Policy Background

10.13
In response to the developing interest in onshore oil exploration in the late 1970s, the County Council published a Consultative document "Onshore Oil in Dorset", which gave an opportunity for public discussion on the policies which should guide the Planning Authority in talking decisions on these matters. The Government produced policy guidelines "Planning Control over Oil and Gas Operations" in 1985. (DoE Circular 2/85). In the light of this publication and to provide information and practical guidance on the County Council's policy towards oil and gas, the County Council published a document entitled "Oil and Gas in Dorset - Policy and Practice" in January 1986. The policy approach outlined in this document formed the basis for the formal policies contained in the Structure Plan "Minerals and Waste Disposal Policies", approved in September 1992.

10.14
Planning controls do not extend off-shore but as outlined above, considerable interest has been shown by operators in the coastal waters off the Dorset coast and through the English Channel. All the coastal authorities affected came together to form the "Standing Conference on Oil and Gas Exploration in the English Channel" in 1979. It is through this body that authorities make representations concerning off-shore issues to Government and the oil industry. In November 1986 the Conference produced a document entitled "Policy Towards Off-shore Exploration and Production". The policies in this document have been supported by the County Council, and the Conference continues to represent the interest of the Authority.

The Environmental Impact of Hydrocarbon Developments

10.15
On the whole, hydrocarbon exploration, appraisal and production in the County has had relatively little impact on the local environment. This is partly as a result of the nature of the operations themselves which are fundamentally different in their limited land-take and more flexible locational requirements, compared to other forms of mineral working; partly as a result of the co-operation and good working relationships which have been established with the industry; and partly because the high value of the product which has enabled landscaping design and environmental protection measures of a high standard to be adopted. The impacts are considered in terms of the three main stages of oilfield development; exploration, appraisal and production.

Exploration

10.16
The initial setting up of an exploration site can involve very intensive activity, involving perhaps 300 lorry loads of hardcore and equipment over a period of several weeks. Once drilling operations commence they continue 24 hours per day until the well is completed, normally taking 1-2 months. The operations therefore have the potential to impact quite severely on the amenity of the immediately surrounding area for a short period particularly in terms of traffic generation, noise, visual intrusion and night time flood lighting. Care is therefore required in ensuring the selection of a suitable site, taking account of ability to drill deviated wells and possible longer term requirements to retain a well-
site. On the other hand the actual landtake (typically one hectare) is relatively modest. Policy 67 sets the criteria against which such proposals will be judged. Guidance on noise limits is available in the Supplementary Planning Guidance produced by the Planning Authority.

Policy 67: Exploration

Exploration drilling for hydrocarbons will be permitted provided that:-

(i) the proposed development satisfies the requirements of Policy 6

(ii) the proposed development makes provision for the reclamation of all land disturbed by exploration operations, whether or not hydrocarbons are found, in accordance with a scheme which ensures that the disturbed land does not remain in that state after exploration has ceased without acceptable justification.

The Planning Authority will need to be satisfied that any proposed exploration borehole is sited at the least environmentally sensitive location within the area of search. Permission for exploration drilling will not commit the Planning Authority to any subsequent granting of permission for further appraisal or production.

Appraisal

10.17
Once a discovery has been made the operator will need to test its viability and this is likely to involve the drilling of further appraisal or 'step out' wells. During the appraisal it will also

be necessary to test the reservoir to determine its characteristics. This could involve installing a "nodding donkey" pump, some 6m high and removing oil by tanker each day. Flaring off gas may also be necessary. Knowledge of the extent of the area to be affected by the appraisal is important to the MPA in assessing the likely overall impact of development. Equally the local planning authority would wish the appraisal stage to be undertaken at the earliest opportunity so that the site can either be restored if it proves unviable or considered for the next stage of development. Policy 68 requires, amongst other matters, that appraisal should be carried out within two years of the initial discovery.

Policy 68: Appraisal

Following the initial discovery of a hydrocarbon-bearing formation the
Planning Authority will, before considering any planning applications for further drilling, require the operators to identify the probable area being considered for the appraisal and delineation of the field. Planning applications for further drilling should be within this area and will be determined in the light of the site selection requirement identified in Policy 67. Any additional appraisal and delineation drilling should be undertaken within two years of completion of the original well-testing.

Development and Production

10.18
The commercial development of a field is a complex operation including a number of different elements and options. Small fields may be exploited using the existing exploration and appraisal wells. Larger fields may need more drilling. Deviated drilling may be used to minimise the number of sites required to exploit the field. A gathering station, covering 4 or 5 hectares, may be required to provide a central facility to prepare the hydrocarbons for export. The local planning authority believes such development should be considered on a comprehensive basis and not as a series of separate proposals. It will normally require, therefore, that such proposals are considered only within the framework of an overall, agreed development scheme. This principle is set out in Policy 69.

Policy 69: Production

Planning permission for facilities required for commercial hydrocarbon production will be granted only within the framework of an agreed overall development scheme. Such a scheme should, where appropriate, include an environmental statement, and should provide for the full development of the known field, together with any known fields existing in close proximity to it. The development of any fields subsequently discovered should utilise existing processing and export facilities wherever possible and be environmentally acceptable. Planning applications for production facilities will be determined in the light of the site selection requirements identified in Policy 67.

10.19
Where the requirements for an overall development scheme have been fulfilled the local planning authority would still need to be satisfied that the development would not have an adverse effect on a range of interests of acknowledged importance. In particular, whenever practicable, the local planning authority would wish gathering stations and similar major facilities to be developed on industrial land; and only exceptionally where it could be satisfactorily demonstrated that this was not viable would other more sensitive locations be considered.

Policy 70: Gathering Stations

Gathering stations and other major facilities associated with hydrocarbon developments shall be sited on land allocated for industry. Exceptionally, if it can be satisfactorily demonstrated that this is not practicable, such facilities, and landfalls, may be sited elsewhere provided that they:-

(i) meet the criteria of Policy 6; and

(ii) are not on or adjoining coastal cliffs and beaches.

Transport

10.20
Oil and gas fields are often located in relatively remote areas served by minor roads. The way in which the mineral is removed is therefore important for environmental and road safety reasons. Whenever practicable, movement should be by pipeline or railway. Movement by sea was considered in relation to the development of Wytch Farm, but at the time was rejected.

Policy 71: Transport

Hydrocarbon developments involving the transport of products will be required to use pipeline or rail haulage unless transport by road tanker would not give rise to environmental, amenity, road safety or highway objections.

Restoration

10.21
It is important that at the end of the life of the development the land should be returned to an acceptable, beneficial after-use. Because of three stages in the development of an oilfield there is the possibility of a requirement for restoration at the end of each stage. Where a site appears to be of marginal economic viability at the end of the exploration or appraisal stage the operator may wish to retain it in that state until the market improves. However, the local planning authority takes the view that it is not acceptable for sites to remain 'on hold' indefinitely, particularly in sensitive locations. Policy 72 therefore sets out time limits within which a site should be developed to its next stage, or restored.

Policy 72: Restoration

All planning permissions for hydrocarbon-related development will include conditions designed to ensure the full restoration of the site and associated access facilities to the satisfaction of the planning authority in accordance with Policy 4 at the end of the life of the field. In particular the local planning authority will require:-

(i) the restoration of an exploration site, or its development as an appraisal site, within a reasonable period, not normally exceeding 12 months of completion of well testing;

(ii) the restoration of an appraisal site, or its development as a production site, within a reasonable period not normally exceeding 24 months of completion of appraisal;

(iii) the restoration of a production site at the earliest practical opportunity following completion of production and in any event within 24 months of cessation of significant production from that site, unless exceptionally it can be demonstrated that it is in the public interest to retain the site.

10.22
Where exploration sites are to be developed into production sites it is important that the standards of screening and pollution control satisfy the longer term requirements. Policy 73 sets a 2 year time limit for the conversion of sites from exploration to production. This period is considered appropriate by the Planning Authority to avoid the situation where an appraisal site which imposes an adverse environmental impact on a sensitive location is kept unimplemented for a long period, perhaps until the economic climate improves the viability of a marginal production facility, but thereby prolonging without good planning reason the harm caused.

Policy 73: Converting Exploration Sites to Production

(i) Proposals for the conversion of exploration sites into production facilities will be assessed with reference to their visual and environmental impact in the light of the extended period of time the site will be in use for production, and will need to satisfy the criteria of Policy 6.

(ii) Planning permission for production sites will not be renewed after the expiration of two years from the date of original consent unless the existing planning impact of the site is acceptable.

Off-Shore Developments

10.23
Substantial parts of the coastal waters off the Dorset coast, have recently been licensed for oil exploration and it is entirely possible that discoveries, in commercial quantities, may be made. Such discoveries may require pipeline landfalls, where the oil is brought ashore, together with onshore facilities for processing. Where facilities are needed close to the shore, it could be advantageous to utilise redundant or underused port or dockyard land. With regard to landfalls for pipelines, there are few, if any, parts of the Dorset coast which are not sensitive, either by virtue of their nature conservation interest or their importance for tourism and recreation. The importance of the coastline must be recognised by operators. It may be possible, with the use of techniques such as directional drilling, to avoid damage to cliffs and shores, but such operations should only be permitted at appropriate times of the year, having regard to, as far as practicable, the needs of both tourism and ecology. Policy 74 sets out the local planning authority position concerning the location of landfalls from off-shore developments.

Policy 74: Criteria for Landfalls

Landfalls for pipelines will not be permitted unless they:-

(i) meet the criteria of Policy 6

(ii) do not adversely affect coastal cliffs and beaches

(iii) avoid so far as practicable periods of importance for recreation, tourism, wildlife or fisheries.

10.24
As there is no local authority planning control over off-shore development it is not possible for the local planning authority to adopt formal policies. It is felt, however, that the Authority should offer guidance to operators and pursue its approach to the development of the Dorset coastline through the Standing Conference. In this regard, a continued adherence to the criteria and policies of the Standing Conference is seen as appropriate, together with guidance emphasising Dorset's reluctance to accept oil development close to the shore, in order to protect its unique coastline and its importance for tourism and ecology.

Annex A

Insets to Proposals Map - Insets 1-16

Note

The indication of planning consents on these insets is for illustrative purposes only and should not betaken as the definitive boundary of extent planning permission(s).

MINERAL	Valley gravel
AREA	151 hectares
NAME	Woodsford Farms
YIELD	3.02 million tonnes of sand and gravel

PROPOSAL

Phased extraction of gravel from west to east, with restoration to agriculture at lower level, without importation of waste. As regards processing, one option would be to provide a low level on-site processing plant adequately screened in the western end of the site, in the vicinity of Heron Grove, with a direct access onto the unclassified West Stafford to Crossways road to the west of the railway crossing. Alternatively the mineral could be processed at an adjoining sand and gravel site to the south of the West Stafford to Crossways road. The latter case would be preferred.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:-

- Need for advance planting and landscaping to screen distant views from Crossways and closer views from Woodsford Castle, C.33 and unclassified Woodsford to Crossways road. This will include the provision of the landscape belts, the location of which are indicated on Inset 1. Where the site abuts or is visible from nearby public roads, particular weight will be attached to (a) the depth and design of screening, and the provision of gentle outer slopes, to avoid an unduly artificial or obtrusive appearance, and (b) the role of on-site and off-site advance planting to further reduce any visual and landscape impacts.

- Need for archaeological assessment/evaluation to assess impact on area of known archaeological interest to the south of village and Woodsford Castle.

- Consultation with Environment Agency to establish measures to safeguard the Water Protection Zone.

- Phased working of site from west to east with internal conveyor transportation of mineral.

- Adequate measures for footpath diversion and reinstatement.

- Sole vehicular access into the PA in its south western corner at its road frontage onto the D13/22 and a Routeing agreement. This would be dependent on development option selected (i.e. on-site or off-site processing) but would prohibit the use of the C33 through Woodsford, and/or the unclassified roads through Crossways, Tincleton and Higher Woodsford. The preferred route would be westwards onto the West Stafford Bypass.

- Maintenance of all hedge and hedgerow trees not within the extraction area and improvements where possible.

- Progressive restoration to agriculture of comparable grade without importation of waste. The application must set out clearly how this is to be achieved.

- An assessment of traffic generation associated with the proposed use to establish any necessary highway infrastructure improvements.

- A landscape scheme to secure an appearance and quality of environment appropriate to an agreed after-use.

- Any on-site processing plant to be located adjacent to the western boundary of the Preferred Area.

- Measures to protect amenity, in particular that of Higher Barn and of the Grade 1 listed Woodsford Castle.

SITE DESCRIPTION

The site forms part of a broad area of river terrace on the south flank of the Frome Valley. It comprises about 151 hectares of arable land, Grade 1, 2 and 3, much of which is devoted to growing vegetable crops, lying to the south of Woodsford and north of Crossways. The nearest dwellings to the north are in Woodsford village, and are some 240 metres from the site. To the south, Higher Barn on the unclassified West Stafford to Crossways road is about 100 metres from the boundary although separated from the site by the railway. Houses in Crossways are some 700 metres from the site whilst a few dwellings at Higher Woodsford, also to the south, are rather closer at around 500 metres.

The terrain is mostly flat, falling gently towards the river and rising in the south towards a slight ridge in the vicinity of Higher Woodsford. The site is very open in character with little screening from the C33 east of Woodsford, the West Stafford to Crossways road and the unclassified road

through Higher Woodsford. From the northern edge of Crossways the site can be seen some 700 metres away in a somewhat foreshortened view and there is a hedge-line along the southern boundary of the site at this point which, if allowed to grow, could provide a measure of screening.

A programme of advance planting around the site could do much to lessen the visual impact of any extraction operations.

SITE ASSESSMENT TO ACCOMPANY INSET 1 **(2 of 2)**

NAME	Warmwell Quarry (Crossways)
SITE AREA	62 ha
ULTIMATE VOID	7.8 million m^3
CATEGORY OF LANDFILL POTENTIAL	4
ESTIMATED INFILL POTENTIAL DURING PLAN PERIOD	1.06 million m^3

PROPOSAL

Restoration by infilling with a wide range of waste materials. Over a substantial portion of the site (approx 51 ha) biodegradable wastes are unlikely to be considered acceptable for groundwater protection/amenity reasons.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Measures to safeguard water quality and supply given that part of the site is within an EA Water Protection Zone.

- Agreement to ensure traffic from the west accesses the site via the recently completed northern access.

- Restoration principally for ecological conservation (heathland).

SITE DESCRIPTION

Permission for sand and gravel extraction at Warmwell extends over a considerable area (235 ha) and depth. Within a portion of the site (62 ha) it is considered that imported waste materials could contribute to restoration.

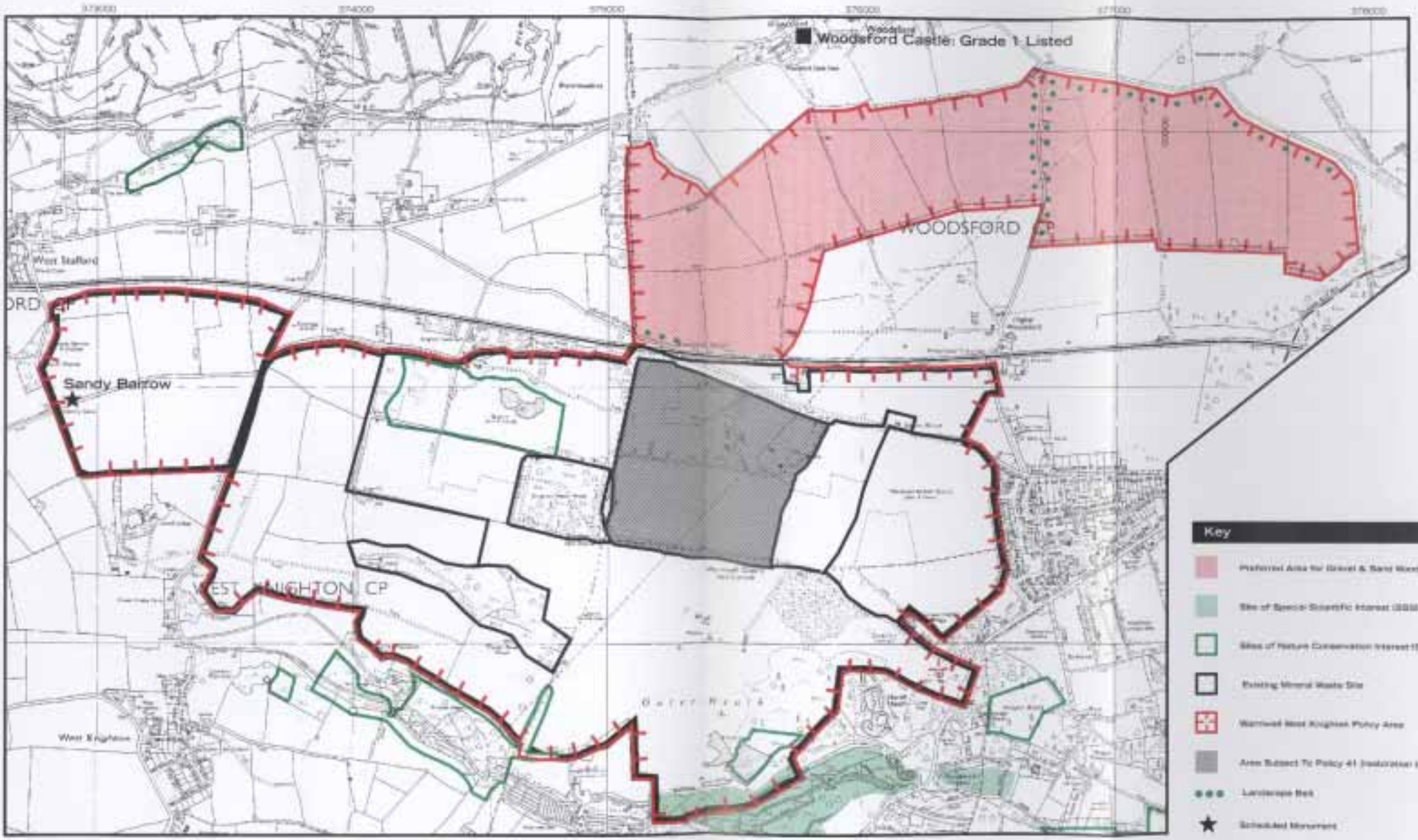
Although both biodegradable and inert waste have been accepted over part of the site a considerable area remains where fill material could be accepted. The potential capacity at this site over the Plan period is about 1.06 million m^3 for inert materials. Further infilling may be required beyond the Plan period to complete restoration.

In selection of appropriate waste materials and site engineering specifications inclusion of part of the site within an Environment Agency Water Protection Zone will be a consideration of particular importance.

Although this site is some 450m from Crossways village and 350m from Warmwell holiday village, the nearest dwelling (Egdon House) is only 50 metres away. Measures for screening and noise attenuation (landscaping/bunding) would be required to protect the amenity of residents.

A new access has recently been constructed on the northern side of the quarry complex. This access serves both the new landfill site and the existing quarry operations and means that traffic approaching from the west no longer has to pass round the periphery of Crossways. The original access onto the B3390 will continue to be used by traffic approaching from the north and south.

WARMWELL / WEST KNIGHTON POLICY AREA MAP - INSET 1



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not always relate to areas for extraction. They indicate areas in which applications for extraction will not be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the sites.

This map is reproduced from Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

© Crown Copyright. All rights reserved. Dorset County Council LA 076570 1998

SITE ASSESSMENT TO ACCOMPANY INSET 2

MINERAL	Valley gravel
AREA	48 ha
NAME	Hurn Court Farm
YIELD	1.39 million tonnes of gravel and sand

PROPOSAL

Phased extraction of gravel with low level restoration to agriculture.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Application should address potential hydrological impact and in particular, any effect on the Moors River SSSI.

- Archaeological assessment/evaluation.

- Improvement, (widening) to unclassified road leading to Parley Lane: together with junction improvement here with right turn facility. Improvement to Hurn roundabout and river bridge also to be given consideration.

- Provision of buffer zone/landscaping to protect amenity of residential properties in close proximity and the provision of a landscaping belt/nature conservation area inside the eastern boundary of the Preferred Area.

- Phased extraction to minimise impact on the agricultural unit.

- The need for HGVs associated with operations on the site to avoid travelling along the C137 Avon Causeway and the C156 Matchams Lane, and the unclassified roads in the locality other than the northern end of Hurn Court Lane.

- Restoration at a lower level to agricultural land of a comparable grade, without the importation of fill.

- Provision of screening along the northern edge of the Preferred Area adjacent to Parley Lane.

- Assessment of the risk of bird strike arising from the proposal.

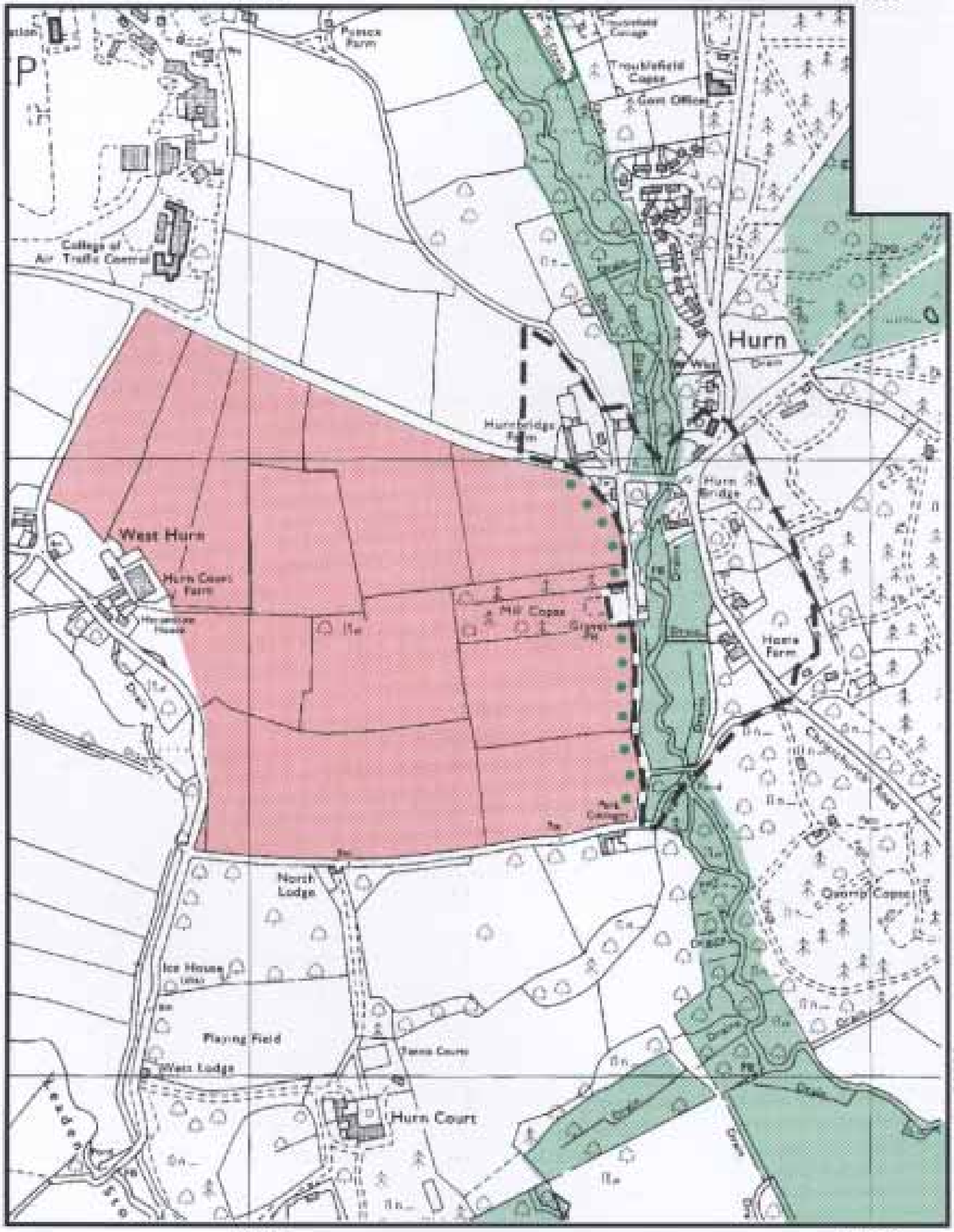
- In order to avoid any adverse impact on air safety at Bournemouth International Airport, no activities, including the creation of areas of open water shall be carried out which would encourage the flocking of birds or increase the hazard of bird strike. No structures shall be erected which would puncture the secure airspace over the flight approach to the airport.

SITE DESCRIPTION

The site comprises about 48 hectares of arable land, mainly of agricultural Grade 2, forming part of the northern terrace of the Lower Stour. The site lies on the south side of the B3073 and is bounded on its west, south and east sides by narrow, unclassified lanes with banks and hedgerows. On its eastern side the site is adjacent to the Hurn Conservation Area and the Moors River SSSI. Bournemouth International Airport is the opposite side of Parley Lane to the. The site lies on the approach of the Airport's southern Runway 17/35. The nearest dwellings are at Hurn Court Farm which is immediately adjacent to the western boundary; in Mill Lane, three immediately adjacent to the eastern boundary and a fourth about ten metres away across the lane; and in Hurn Court Lane to the south where four dwellings are about 12 metres away on the south side of the lane. The site is level and well screened by roadside banks and hedges. There are some hedgerow trees and on the eastern side of the site is Mill Copse which is about 25 hectares in area and forms a significant feature in the landscape. Most of this area should be retained and protected in any proposals for working the site for gravel.

HURN COURT FARM   Sand & Gravel   MAP - INSET 2

412000   413000



412000   413000

Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

- Preferred Area
- Landscape Belt
- Hurn Conservation Area
- Site of Special Scientific Interest (SSSI)
- Sites of Nature Conservation Interest (SNCI)

NOT TO SCALE

© Crown Copyright. All rights reserved.
Dorset County Council LA 076 570 1999

SITE ASSESSMENT TO ACCOMPANY INSET 3

MINERAL	Valley gravel
AREA	75 ha
NAME	Avon Common
YIELD	2.5 million tonnes of gravel and sand
	(estimate of amount likely to be worked by 2008)

PROPOSAL

Phased extraction of gravel with restoration at lower level to heathland and water areas.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

Any application must be accompanied by an Environmental Statement which should include, in particular, a hydrological/hydrogeological survey to address the potential impact on adjoining SSSIs.

- Provision of access/egress of appropriate standard directly onto the A338. (Bournemouth Spur Road).

- Archaeological assessment/evaluation.

- Excavation to be restricted to the zone above the water table and after uses to exclude any large water areas unless measures are provided that will guarantee that hazards to aircraft arising from bird strike are prevented.

- Measures in place to safeguard adjoining SSSIs/candidate SAC/SPA/Ramsar Sites.

- Provision for screening; retention of trees to screen from A338 and additional planting (if appropriate within floodplain) to screen from the east.

- Measures to protect the amenity of those living within close proximity to/within the Preferred Area (particularly Pithouse Cottage).

- Maintenance of hedges and tree belt not within the excavation area and improvement where possible.

- Measures to translocate SNCIs from within the site.

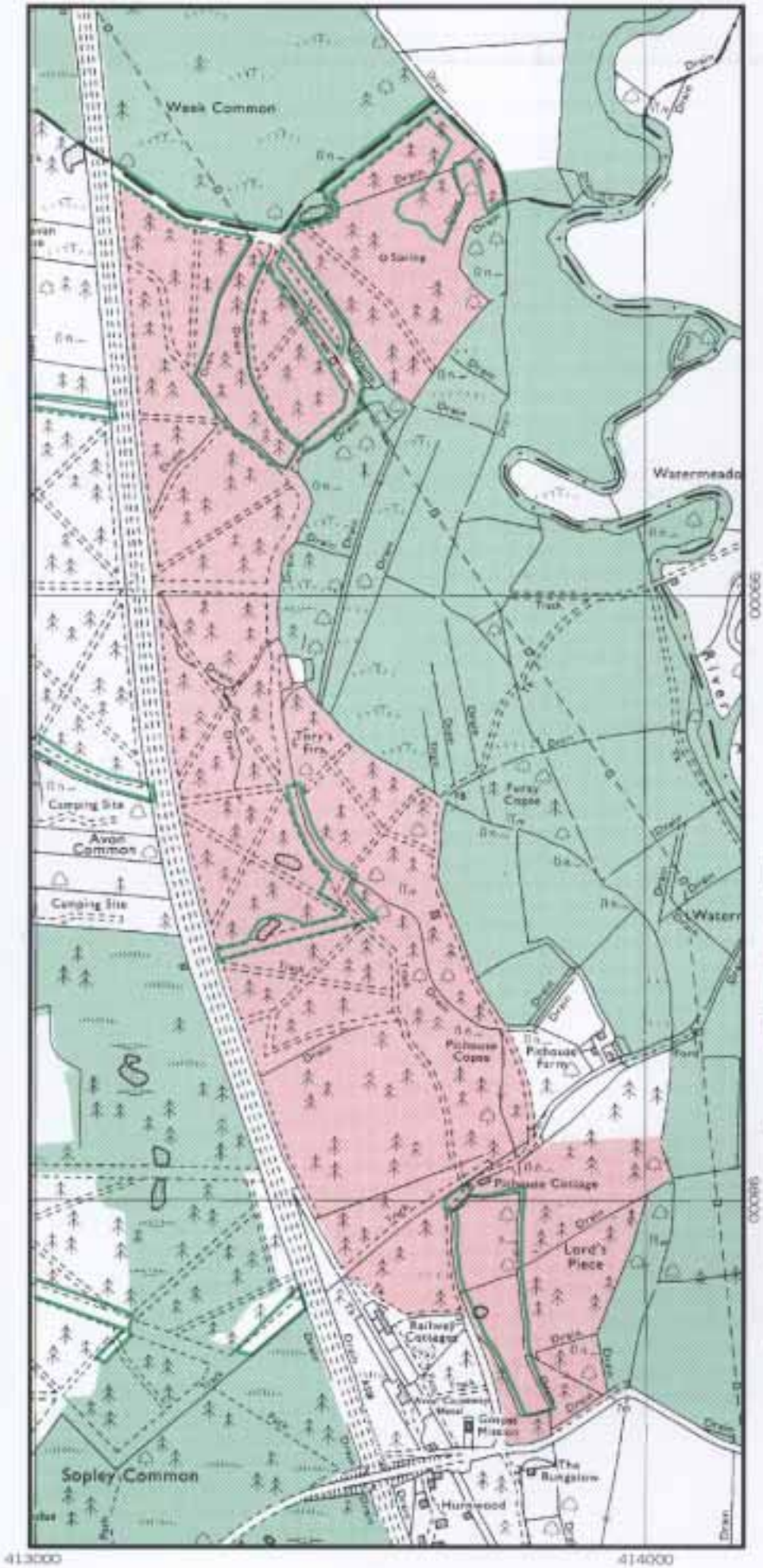
- Phased working and restoration to maintain a reservoir of habitats.

- Phased restoration at lower levels without the importation of fill. Nature conservation to be the principal after-use for the site, particularly in the north, with the maintenance of ecological integrity between existing and re-created nature conservation habitats being a priority. Restoration to forestry on some parts of the site is not precluded provided its extent, location and type is compatible with the overall nature conservation objectives of site restoration.

SITE DESCRIPTION

The site comprises some 75 hectares of land mainly given over to forestry but with some more open areas with a scatter of relic heathland. It lies adjacent to the east side of the A338 Bournemouth to Ashley Heath road, but there is currently no direct access on to that land. The Week Common SSSI/candidate SAC/SPA lies immediately to the north of the site and the eastern boundary abuts the Avon Valley SSSI/SPA/Ramsar Site. To the west beyond the A338 is the Town Common SSSI/candidate SAC/SPA. Within the site there are identified SNCIs. The nearest dwellings are located around the southern portion of the site. "The Bungalow", Pithouse Farm and Railway Cottages are all within 150m of the site. In addition Pithouse Cottage is within the Preferred Area. To the north Week Farm is some 300 metres distant. The site is mainly level and generally well screened from public view by an embankment along the A338. Retention of a belt of trees along the road frontage would strengthen the screening.

Although the site itself carries no statutory nature conservation designation, it is very sensitively located with regard to adjoining and nearby areas of national or international importance and may, in part, have an important role in providing ecological/hydrogeological continuity. Any proposal must therefore demonstrate, through a full Environmental Assessment, what areas of the site can be worked without adversely affecting the surrounding nature conservation designations. The phasing of working, and restoration should provide for a net increase in the quality and diversity of ecological habitats within the site.



Key

- Preferred Area
- Site of Special Scientific Interest (SSSI)
- Sites of Nature Conservation Interest (SNCI)

Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 restoration by infill do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

NOT TO SCALE

© Crown Copyright. All rights reserved.
Dorset County Council LA 076 570 2000

NAME	Masters North
SITE AREA	16 ha
ULTIMATE VOID	2.4 million m^3
CATEGORY OF LANDFILL POTENTIAL	5
ESTIMATED INFILL POTENTIAL	
DURING PLAN PERIOD	0.75 million m^3

PROPOSAL 1
(SEE ALSO SHEET 2 & 3 OF 3)

Restoration by infilling with a wide range of waste materials subject to suitable engineering.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Measures to reduce (as far as possible given that the area already has consent for mineral working) the impact on the adjoining SSSI/SPA/Ramsar/candidate SAC.

- Measures to protect water resources.

- Restoration to heathland and, in particular, to recreate that of a type lost through mineral extraction.

- An application to be accompanied by a traffic impact assessment which in particular should address likely impact on the A351 in the Sandford-Northport area.

SITE DESCRIPTION

Sand and gravel extraction at this site has left a void of 16 ha in area and up to 21m deep in places which now requires restoration and where it is considered that infilling could assist this process. The site is relatively unobtrusive with only limited views possible from the Puddletown Road and Hyde. The existing on-site plant forms the most obvious feature. The void area is not in close proximity to any residential properties; the nearest dwelling, Binnegar Farm is some 900m away.

This site forms the worked out portion of a larger area with consent for mineral extraction. The unworked area is heathland which is designated as a SSSI, this designation is predated by the planning permission. This nationally designated area has also been recognised to be of European and International importance for wildlife and is part of the SPA, Ramsar and candidate SAC sites within the Dorset Heathlands. It is suggested that restoration to heathland would be appropriate to provide habitat continuity.

Access to and egress from the site are separate and constructed to a high standard. Existing access arrangements would be acceptable for continued infilling operations at the site.

Although infilling at this site is considered essential for the creation of an acceptable landform and habitat, the volume of inert material available for this purpose is likely to be limited due to competition for such fill from other sites in the vicinity. Consequently, limiting acceptable fill at this site to inert materials would prolong restoration.

Alternatively a wider range of wastes could be used, and restoration achieved within a shorter timescale. The use of biodegradable materials would however require the creation of a wholly contained operation for successful pollution control. In addition, even with the acceptance of a wide range of wastes, infilling and restoration is likely to continue beyond the end of the plan period. Some tipping over a limited area of the site is already permitted.

MINERAL	Plateau gravel
AREA	17 ha
NAME	Great Plantation (Extension)
YIELD	0.46 million tonnes of gravel and sand

PROPOSAL (SEE ALSO SHEET 1 & 3 OF 3)

Sand and gravel extraction (Plateau Gravel only) with restoration, at lower levels and without importation of fill, for the purposes of nature conservation.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Archaeological assessment/evaluation with protection of notable sites/features where appropriate.

- Measures for protection of adjacent and adjoining parts of the Stokeford Heaths SSSI (also part of SPA/candidate SAC).

- On-site processing (mobile plant) or processing within directly adjoining mineral working where practical.

- Translocation of heathland remnants within site.

- Phased working from west to east.

- Restoration at lower levels to heathland, without the importation of fill.

- Measures for the protection of adjacent and adjoining parts of the Stokeford Heaths SSSI.

- Examination of the scope for establishing heathland links between the restored heathland within the site and the adjoining Stokeford Heaths SSSI.

SITE DESCRIPTION

Inset 4 shows the Puddletown Road Policy Area referred to in Chapter 9 together with the positions of preferred areas at Masters North, Great Plantation and Binnegar. Chapter 9 provides a description of the area and contains policies to guide future development here.

This site of 17 hectares falls within an area of conifer plantation and adjoins two existing sand and gravel quarries, Hyde and Masters South, within the Puddletown Road area.

The majority of the proposed extension adjoins, along its north easterly boundary, the site known as Hyde. This site is currently non-operational although the plateau gravel has been worked in the past: reserves of sand remain and are likely to be worked in the future. Some vegetation has become established on this partially worked site through natural regeneration and a portion now (post permission) has SNCI status.

The eastern edge of the proposed extension adjoins the site known as Masters South which is intermittently operational.

Coniferous woodland covers the majority of the site. At its eastern end the site adjoins part of the Stokeford Heaths SSSI (also part of SPA/candidate SAC), and a separate part of the same SSSI lies close to the north west corner of the site. Outside but in close proximity to the Preferred Area boundary to the south west there are two important Scheduled Ancient Monuments, namely a round barrow or tumulus and part of Battery Bank.

Access to this extension would be gained via an existing access, through the Hyde site, onto the Puddletown Road. It is likely that the mineral will be processed off-site, at an existing plant within the Puddletown road area.

It is considered that the site should be restored to heathland with the aim of making-good losses to natural habitats in the area and to recreate some degree of ecological integrity.

MINERAL	Ball Clay
AREA	11 ha
NAME	Binnegar
YIELD	840,000 tonnes

PROPOSAL 3 (SEE ALSO 1 & 2 OF 3)

Ball clay extraction as an extension of the adjacent area which already has planning permission for working, and with an integrated approach to the restoration of the whole area.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- An application must be accompanied by a "Management Plan" showing the broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development to existing and anticipated future mineral development within the preferred area and adjacent parts of the Binnegar estate as a whole - in addition to the requirements set out in policies 6 and 36.

- Restoration proposals must in particular address the issue of how deeper working can be achieved within an acceptable scheme for progressive restoration of the whole of the preferred area.

- Archaeological assessment/evaluation for those areas not already affected by past working.

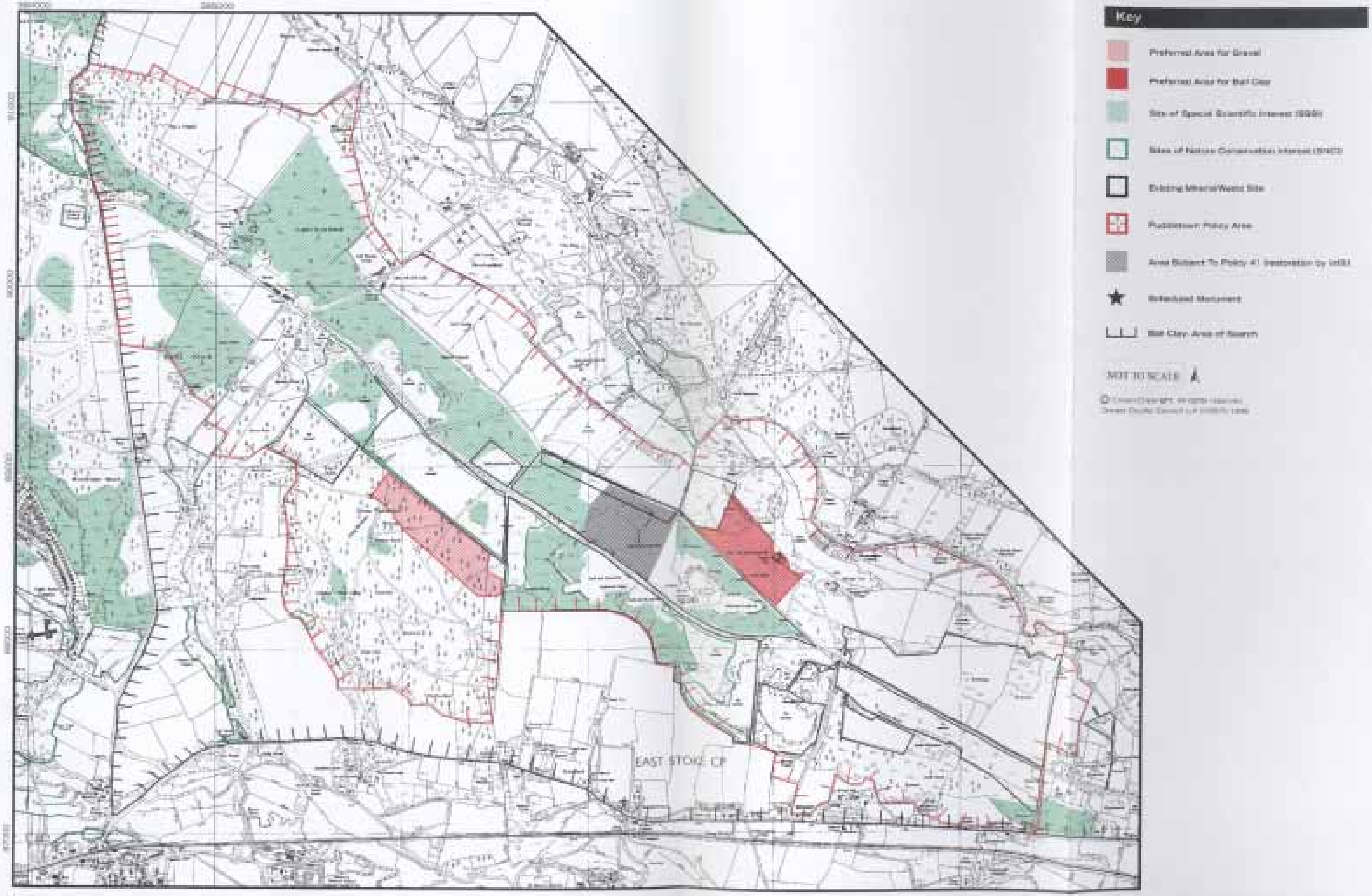
- Hydrogeological assessment to ensure no significant adverse effects upon groundwater or upon the catchment of the River Piddle or upon the adjacent area of heathland SSSI/SPA/Ramsar/candidate SAC.

- Visual assessment, paying particular attention to views from the Piddle Valley.

- Satisfactory arrangements for processing the mineral.

AREA DESCRIPTION

Although applications made in 1948 and 1966 were never determined, some extraction has taken place within these areas, affecting an area of some 14 hectares. As a result of this part working, the area is already a deep void, partly filled with water. The site lies on the upper slopes of the River Piddle Valley and adjoins the site at Master's North. Some Heathland regeneration has taken place within disturbed parts of the site.


EAST STOKE CP
Key
Preferred Area for Gravel
Preferred Area for Ball Clay
Site of Special Scientific Interest (SSSI)
Sites of Nature Conservation Interest (SNCI)
Existing Mineral/Waste Site
Puddletown Policy Area
Area Subject To Policy 41 (restoration by infill)
Scheduled Monument
Ball Clay: Area of Search
NOT TO SCALE

SITE ASSESSMENT TO ACCOMPANY INSET 5

MINERAL	Plateau Gravel
AREA	2.5 ha
NAME	Tatchell's Pit (Extension)
YIELD	0.07 million tonnes of sand and gravel

PROPOSAL

Extraction of sand and gravel (Plateau Gravel only) with restoration at lower levels to agriculture.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Prior archaeological assessment/evaluation.

- Agreement to processing at and despatch from existing Tatchell's Pit directly to the north.

- Restoration of land to agriculture, without the importation of fill and the creation of re-establishment of heathland where appropriate.

- No use of Carey Road except for crossing.

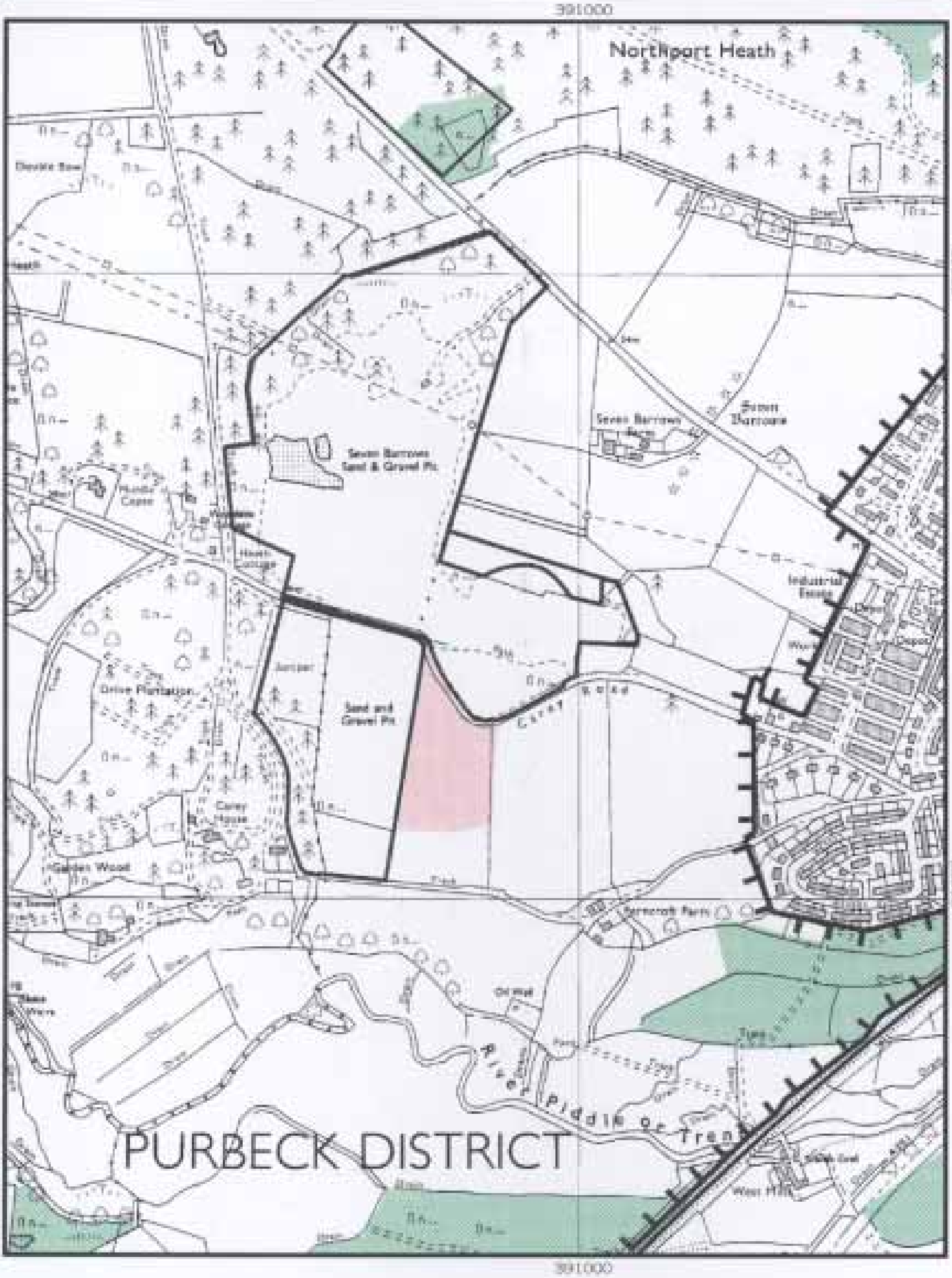
SITE DESCRIPTION

The area identified is currently in agricultural use and covers about 2.5 hectares. The proposed extension directly adjoins an existing, non operational, sand and gravel pit (Juniper) where there is potential for further sand extraction. Directly to the north is Tatchell's Pit where sand and gravel is currently being worked and the void infilled with waste materials. Although existing consents at "Tatchell's" and "Juniper" permit the extraction of the Plateau gravel and the underlying sands, it is proposed that only the Plateau gravel be worked in the extension area.

The site is considered unlikely to be visually intrusive being largely screened from the residential areas of Wareham and Northport by a ridge of high land. The nearest property to the site is Ferncroft Farm, 200m away, with the closest properties of Northport at a distance of some 400m.

It is proposed that the sand and gravel from this site be processed within the existing Tatchell's Pit which lies directly to the north, beyond Carey Road. The existing access to Tatchell's Pit onto the Bere Road would then be used for quarry traffic associated with this operation.

TATCHELL'S Sand & Gravel MAP - INSET 5



Boundaries delineating Preferred Areas for extraction or areas subject to Policy A1 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council

- Preferred Area
- Site of Special Scientific Interest (SSSI)
- Existing mineral/waste site
- Ball Clay Area of Search

SITE ASSESSMENT TO ACCOMPANY INSET 6

MINERAL	Purbeck Stone
AREA	24 ha (of which 6 ha currently being worked)
NAME	Acton
YIELD	450,000 tonnes (approximately)

PROPOSAL

Phased extraction of stone with restoration at a lower level to nature conservation/agriculture.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Some screening to protect visual amenity. To be effective such measures will need to be commenced well in advance of working. Walling and hedges are likely to be most appropriate.

- Measures, as appropriate, to protect the amenity of those living in close proximity to the Preferred area.

- An overall "concept scheme" of working and restoration for the Preferred Area prior to commencement of operations.

- A scheme for the service areas to include layout and building improvement/refurbishment.

- Phased working.

- Maintenance of a good surface along that part of Priests Way traversed by quarry vehicles. Provision of adequate signposting warning of quarry traffic movements.

- Low level restoration through replacement of on-site overburden and waste rock for nature conservation/ agriculture.

- Recreation/creation of field patterns bounded by stone walls of a type appropriate to the area.

- Access to the site by quarry traffic to be via the purpose built road past the processing units linking Priests Way with the Worth Matravers Road, and not the access to Blacklands.

- Measures, including noise mitigation, to protect the amenity of those living in close proximity of the Preferred Area.

- Prior archaeological assessment/evaluation.

AREA DESCRIPTION

The Preferred Area is divided into two parts, one of which adjoins and includes existing quarry units with the other a "greenfield" site currently in agricultural use.

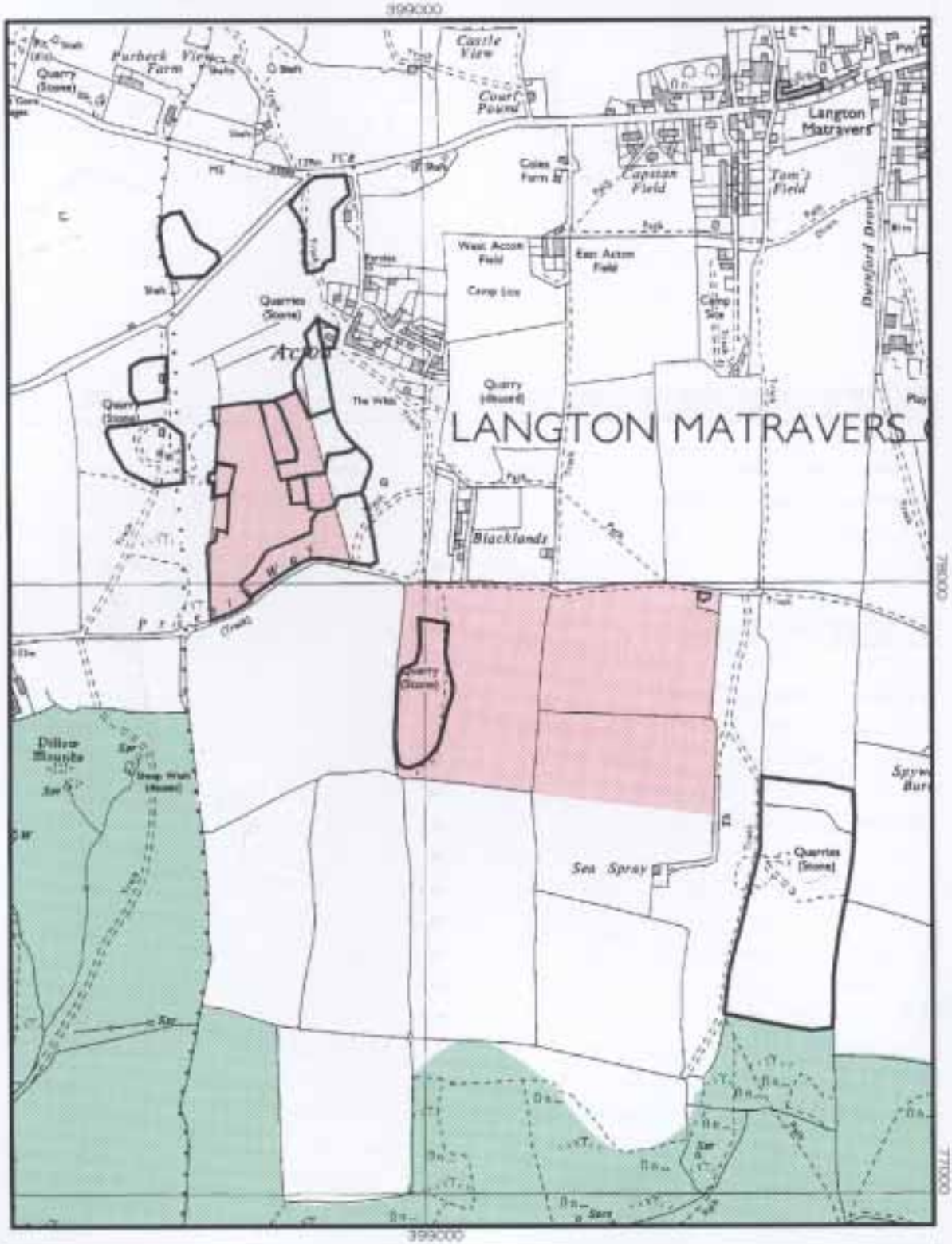
It is proposed that once the area in which working is currently taking place is worked out, operations will shift to that part of the Preferred Area south of Priests Way; working will thus move in a south easterly direction. The processing units will however remain in their existing locations to the north of Priests Way.

The Preferred Area lies within Purbeck's coastal plateau zone and both the AONB and Heritage Coast. This area is however one where stone extraction has traditionally taken place. Close views are possible from the village of Acton with limited distant views from Langton Matravers. The nearest properties are those to the north of Priests Way with the closest being 50m from the Preferred Area.

Footpaths and bridleways which are well used, run close to the area.

Currently the majority of quarries have their own separate access arrangements. However the landowner has now constructed a road which runs adjacent to processing units and which links Priests Way with the Worth Matravers road. It is suggested that this be the sole access to quarries of Acton in the future. As working moves south, quarries will become separated from the processing areas by Priests Way, as a result quarry traffic will have to cross this routeway.

ACTON Purbeck Stone MAP - INSET 6



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered, subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

NOT TO SCALE

Preferred Area

Site of Special Scientific Interest (SSSI)

Existing mineral/waste site

© Crown Copyright. All rights reserved Dorset County Council LA 076 570 1999

SITE ASSESSMENT TO ACCOMPANY INSET 7

MINERAL	Purbeck Stone
AREA	7 ha
NAME	Swanage
YIELD	175,000 tonnes (approximately)

PROPOSAL

Phased extraction of stone with restoration at a lower level to nature conservation/agriculture.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Scheme of working and restoration (overall "concept scheme") to be submitted which will integrate with current and future working.

- Evaluation/assessment of nature conservation interest on spoil heaps.

- Agreement on routeing of traffic to avoid the use of footpaths and bridleways and vehicle movements through residential areas unsuited to this use.

- Restoration to lower levels without importation of fill and using on-site materials for nature conservation/ agriculture.

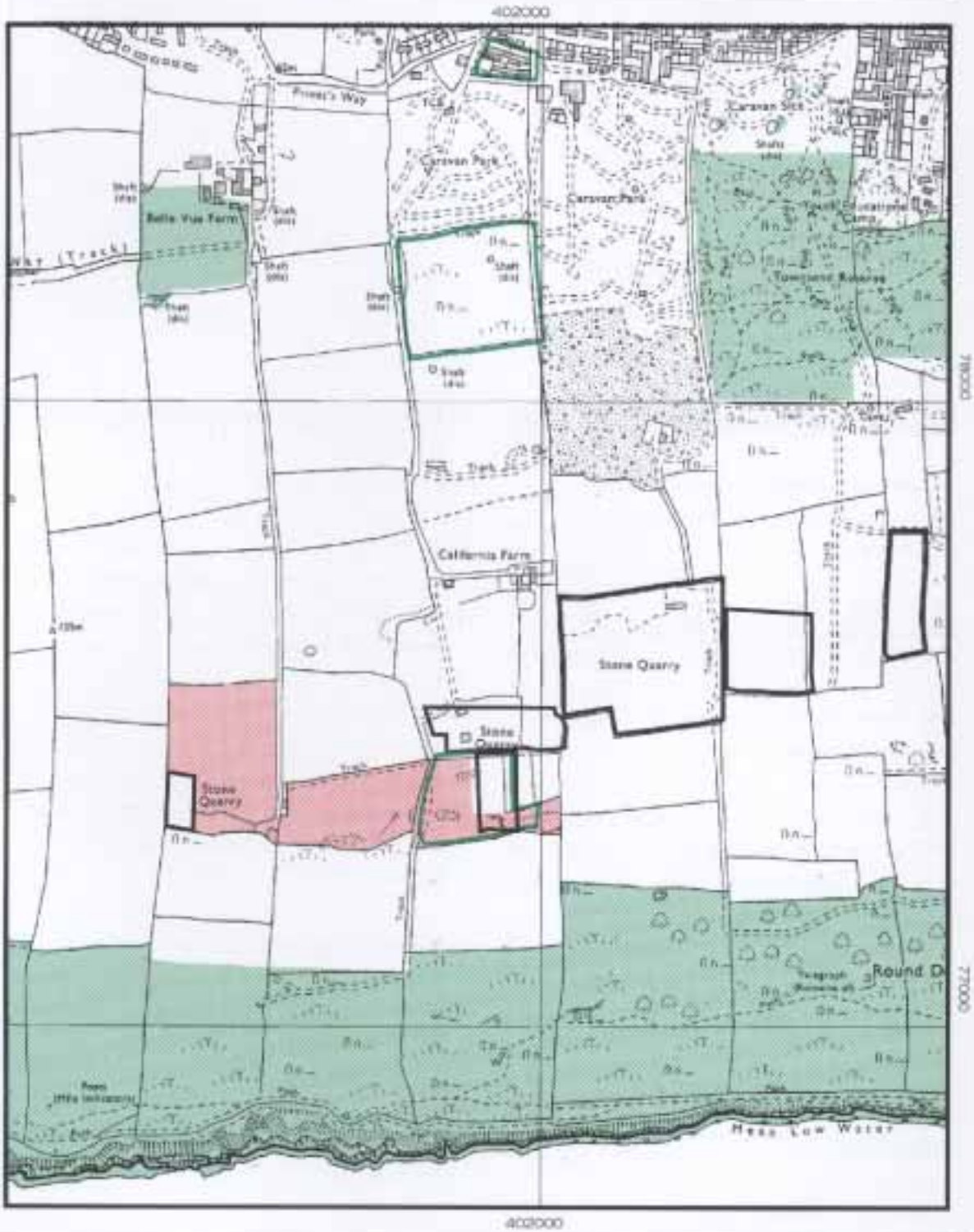
AREA DESCRIPTION

The Preferred Area adjoins existing quarry units found to the south of Swanage. The area amounts to 7 hectares and would progress working in a westerly direction linking the existing California Farm quarry complex with Belle Vue Quarry.

The area is located within a slight valley feature and is largely screened from distant views from the Coastal Path or residential areas of Swanage to the north. The nearest residential properties are approximately 1km away. A caravan park is however to be found at a distance of approximately 700 metres. Close views are possible from footpaths crossing the area which link Swanage and the Coast Path. The area is within the AONB and the Heritage Coast, it is also in close proximity to Durlston Country Park.

Access to the existing workings at California Farm is gained primarily via Panorama Road. This access is also used by vehicles using the waste disposal site.

SWANAGE Purbeck Stone — MAP - INSET 7



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council LA 076 570 1999

- Preferred Area
- Existing mineral/waste site
- Site of Special Scientific Interest (SSSI)
- Sites of Nature Conservation Interest (SNCI)

MINERAL	Ball Clay
AREA	31 ha
NAME	Trigon Hill
YIELD	1.64 million tonnes

PROPOSAL

Phased extraction with restoration to agriculture/nature conservation without importation of fill.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- An application must be accompanied by a Management Plan showing broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development to existing and anticipated future mineral development within the Preferred Area as a whole.

- Measures in place to protect the integrity of both parts of the adjoining Trigon Heaths SNCI.

- Prior to development, the evaluation and assessment of the archaeological remains at SAM 604 and measures to ensure their preservation in situ or, if that is not feasible, their excavation and recording.

- Translocation of heathland material from proposed extraction area to other agreed sites.

- Routeing agreement in order that HGVs avoid, as far as possible, residential parts of Northport. In the event of a significant increase in output, a new access, to Highway Authority requirements, onto Bere Road would be sought.

- Maintenance of adjoining woodland/heathland in same ownership/control but not within the excavation area and improvement where possible.

- Restoration of best and most versatile agricultural land to that of comparable grade with restoration for the purposes of nature conservation on other areas.

AREA DESCRIPTION

The existing site (to the south and adjoining the Preferred Area) is located to the north of the Wareham Road at Trigon Hill. Here a plateau forms a local high point at about 150m AoD from which land falls away at shallow gradients on all sides. The proposed extension area is currently used for agriculture and forestry. The nearest properties are those fronting the Bere Road to the east (at a distance of 300m+), and South Lodge and Trigon House to the south (500m+). Intermittent mid-distant views are possible from the Bere Road with limited long distance views possible from the Puddletown Road when looking north across the Piddle Valley.

The Preferred Area includes a portion of an SNCI which lies directly to the west of the area. In addition a Scheduled Ancient Monument (Barrow SM29040) is sited on the boundary between the existing site and the Preferred Area.

Access to current operations is gained from the unclassified single track road which links Trigon House with Northport. Existing traffic using this tortuous route has resulted in some verge damage. To gain access to the Wareham by-pass clay lorries use Carey Road and the Bere Road. The site is not within the AONB.

SITE ASSESSMENT TO ACCOMPANY INSET 8 **(2 of 2)**

NAME	Trigon Hill
SITE AREA	38 ha
ULTIMATE VOID	1.2 million M^3 (*for the whole of Trigon Hill - Voidspace within the Preferred Area some 700,000 m^3
ESTIMATED INFILL POTENTIAL DURING PLAN PERIOD	45,000m^3
CATEGORY OF LANDFILL POTENTIAL:	5

PROPOSAL

Restoration of existing ball clay working by the importation of a wide range of waste materials subject to suitable engineering.

DEVELOPMENT CONTROL CRITERIA

- Existing access and route unsuitable for a significant increase in volumes of HGVs. In the event of such an increase in traffic, a new access would be required onto Bere Regis Road, made up to Highway Authority requirements. Location of a new access must take into consideration the need to protect residential amenity. This could be overcome by a new access into the Wareham - Bere Regis Road.

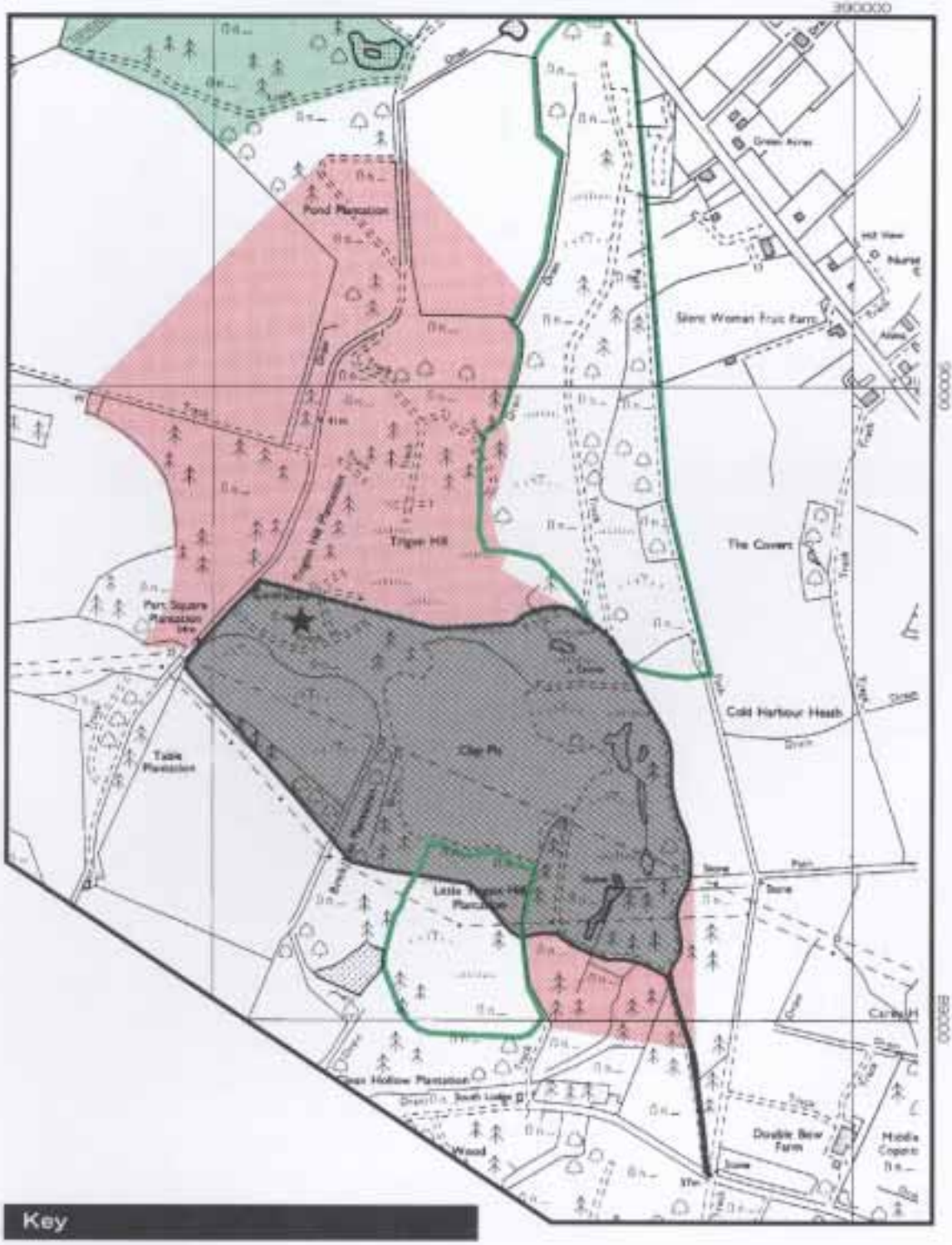
- An application to be accompanied by an assessment of traffic impacts, which in particular should address the likely impact on the A351 Sandford-Northport area.

- Scope for heathland restoration. Possible receptor site for translocated heathland material from adjoining extraction site.

SITE DESCRIPTION

In addition to further ball clay operations here, it is considered that the existing working could accommodate imported waste material. Together with overburden and on-site waste, this could be used to achieve site restoration. Ball clay, found in discrete layers, is currently worked from the clays and sands of the Poole formation. Following extraction, a considerable volume of clays, silts and sands are left which are not of commercial quality. These could be used in conjunction with other materials or techniques to form an engineered containment landfill site. It is estimated that the void available over the Plan period would amount to about 700,000 cubic metres. Infilling would however be required beyond the Plan period to achieve restoration. As stated above, the existing site is relatively well screened and remote from residential properties. Landfilling in conjunction with continued extraction would further increase the volume of HGVs using the site. This would accentuate pressure on the existing quarry access which is unsuitable for HGVs.

TRIGON Ball Clay - Restoration by Infilling **MAP - INSET 8**



Key

- Preferred Area ball clay extraction
- Existing mineral/waste site
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)
- Area subject to Policy 41 (Restoration by Infill)
- Sites of Nature Conservation Interest (SNCI)

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council LA 076 570 1999

Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

SITE ASSESSMENT TO ACCOMPANY INSET 9

MINERAL	Ball Clay
AREA	72 ha
NAME	Squirrel Cottage, Holme
YIELD	0.61 million tonnes

PROPOSAL

Phased extraction with restoration for agricultural/nature conservation without importation of fill.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- An application should be accompanied by an Environmental Statement which addresses, in particular, the impact working may have on the SSSI and measures required for mitigation of potentially adverse effects.

- An application must be accompanied by a management plan showing broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development within the Preferred Area as a whole.

- Measures to screen and protect the amenity of those resident at Dorey's Farm, New Hall Farm and the properties which front the Stoborough to Creech road.

- Measures to screen views from Holme Lane.

- Prior to development the evaluation and assessment of the archaeological remains at Three Lords Barrow SM 28327 and measures to ensure their preservation in situ, or if that is not feasible, their recording.

- Measures for protection of the SSSI/SPA/Ramsar/ candidate SAC.

- Diversion and reinstatement of footpaths.

- Maintenance of hedgerow and hedgerow trees/bushes not within the excavation area but within the applicants' ownership or control and improvement where possible.

- Restoration to the best and most versatile agricultural land to that of comparable grade with the remaining area restored for the purpose of nature conservation.

AREA DESCRIPTION

The Preferred Area adjoins one operational ball clay working and completely surrounds another. The two are linked by a haul road running to the north east of Dorey's Farm. The Preferred Area is bounded to the north east by the railway with its south eastern boundary running parallel with and about 100 to 150m from the Stoborough to Creech road. To the north the area is bounded by Holme Lane. The Preferred Area includes land in use for both agriculture and commercial forestry together with areas of more natural type woodland. The area itself is of low relief sloping gently towards the north east. To the west the land rises sharply to a local high point - Holme Mount.

Permission still exists to mine the western portion of the area by underground methods. Previous extraction has taken place in this area. The original headgear has now been removed so renewed underground working would require re-development of shafts and underground roadways.

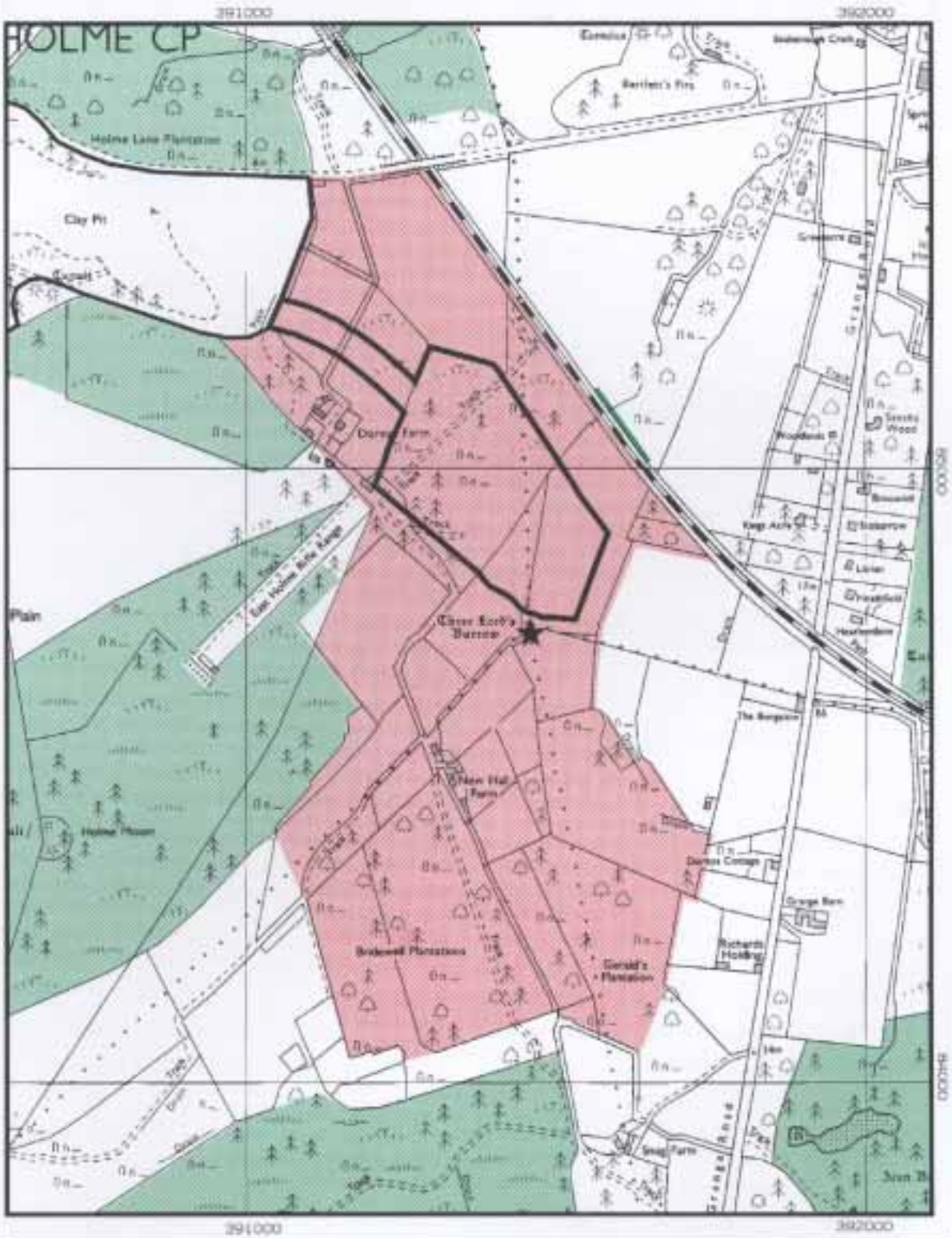
Two residential units lie within the Preferred Area - Dorey's Farm and New Hall Farm. Prior to any working within the vicinity of these properties the developer must be able to demonstrate that resident's amenity can be preserved (see Development Control guidelines). Alternatively, the proposal does not preclude the possibility of these properties being demolished to work the underlying clay, if appropriate. Residential properties which front the Stoborough to Creech road are within 100 to 150m from the Preferred Area. Planting (well in advance of working) and landscaping will be required between these dwellings and the Preferred Area for preservation of visual amenity. Views of the northern portion of the Preferred Area are possible from Holme Lane, particularly from the bridge which crosses the railway, limited distant views are also possible from Creech Barrow and the Purbeck Hills some 3km to the south.

The Preferred Area includes a scheduled ancient Monument known as Three Lords Barrow (M693).

The Preferred Area lies adjacent to the northern portion of the Povington and Grange Heath SSSI (also part of SPA/Ramsar/candidate SAC) and also contains features of archaeological importance. Running through the Preferred Area, via New Hall Farm and Dorey's Farm is a footpath which links Holme Lane with the Stoborough to Creech road. Access to the existing site is via Holme Lane from which access to future working is also likely to be gained.

Running adjacent to the railway but within the Preferred Area are gas and oil pipelines. These may constrain the method and direction of working. Whilst it is unlikely that the clay beneath the pipeline will be worked in the short term, this option is not precluded.

SQUIRREL COTTAGE Ball Clay MAP - INSET 9



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

- Preferred Area
- Existing mineral/waste site
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)
- Site of Nature Conservation Interest (SNCI)

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council. LA 076 076 (2009)

SITE ASSESSMENT TO ACCOMPANY INSET 10

MINERAL	Ball Clay
AREA	24 ha
NAME	Povington
YIELD	0.68 million tonnes

PROPOSAL

Phased extraction with restoration for agricultural/nature conservation use, without the importation of fill.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- An application must be accompanied by a management plan showing broad working and restoration proposals for the application site together with an indication of the relationship of the proposed development to existing and anticipated future mineral development within the Preferred Area as a whole.

- Retention of existing trees/woodland where possible and additional planting to replace/add to existing wooded areas.

- Archaeological assessment/evaluation.

- Restoration of the best and most versatile agricultural land to that of comparable grade with restoration for the purposes of nature conservation on remaining areas.

- On restoration, all overburden mounds should be landscaped to tie in and be sympathetic with the surrounding land.

- Measures to minimise the impact of overburden storage on the landscape and to protect views from the setting of Creech Grange and its Parkland.

- The avoidance of significant adverse impact on the nearby SSSI/SPA/Ramsar/candidate SAC, and measures to alleviate to an acceptable degree any potentially harmful effects upon the West Creech SNCI.

- Prior investigation of the hydrological and hydrogeological regimes and consideration of any related impact on the adjoining SSSI and SNCI.

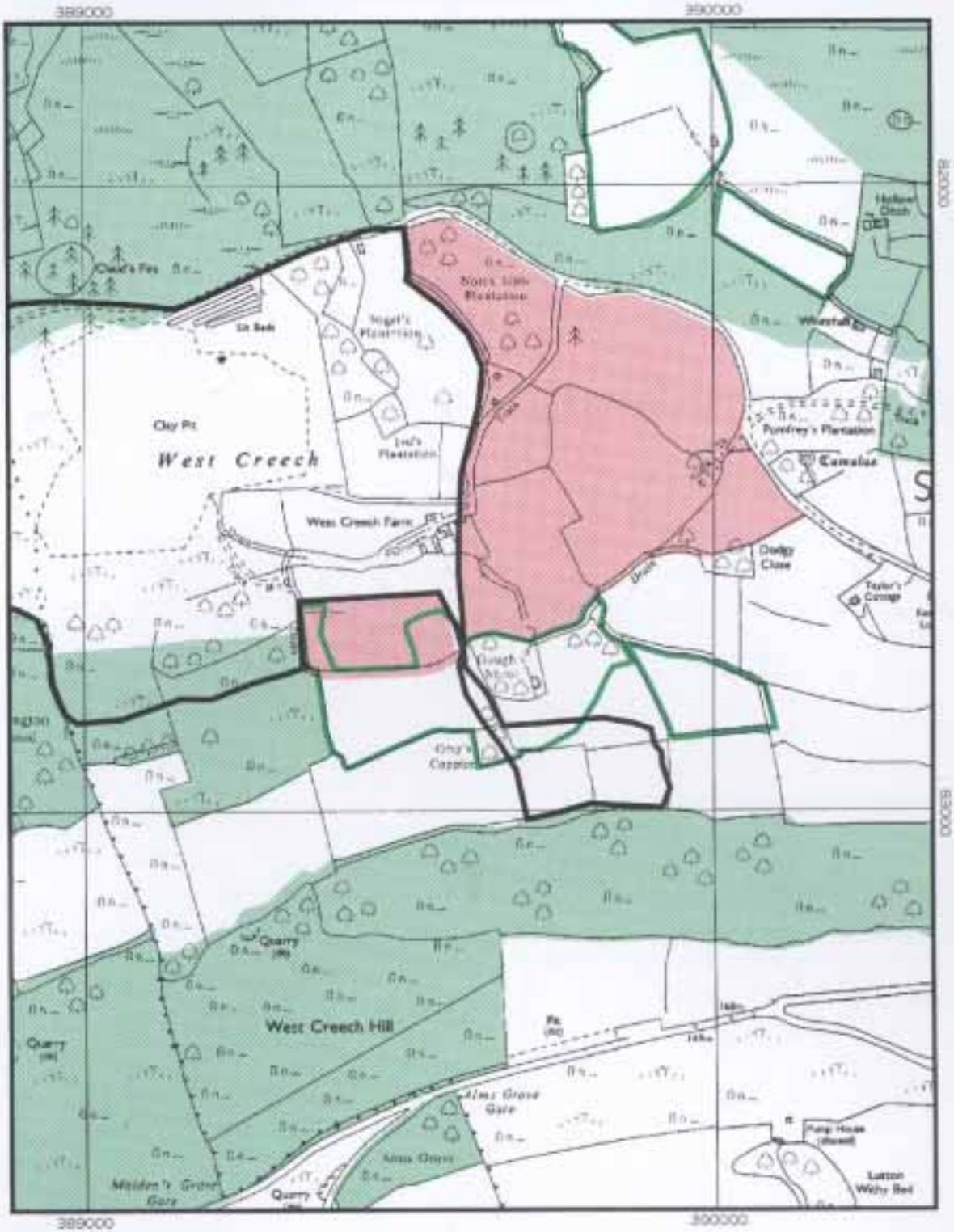
- Re-creation of semi-improved neutral grassland where practicable.

AREA DESCRIPTION

The area adjoins the existing working site at Povington and would extend the site in a southerly and easterly direction. The area lies immediately to the north of West Creech Hill on land in agricultural use. Here public access is limited being controlled by the MoD. Significant views of the existing site are possible from local high points such as Creech Barrow, with the overburden mound a most prominent feature. West Creech Farm lies immediately adjacent to the site whilst Povington Farm lies 700m to the west and Creech Grange over 1km to the east. Creech Grange is a Grade I listed building. The surrounding grounds are also listed and appear in the Register of Parks and Gardens of Special Historic Interest. The nearest features of archaeological interest are barrows 100m from the site. Access to the existing site is gained via a minor road, over 1km in length, which runs past Creech Grange.

Povington and Grange Heaths SSSI (also part of SPA/Ramsar/candidate SAC) and West Creech SNCI lie adjacent to the area. In view of the presence of certain lichens on adjacent land, principally within Gough's Shoot within the West Creech SNCI, English Nature intend to include this area with Purbeck Ridge West SSSI.

POVINGTON Ball Clay MAP - INSET 10



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of this plan and the development control criteria specific to the site.

Key

- Preferred Area
- Existing mineral/waste site
- Site of Special Scientific Interest (SSSI)
- Site of Nature Conservation Interest (SNCI)

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council LA 076 570 1999

SITE ASSESSMENT TO ACCOMPANY INSET 11

NAME	Blackhills
SITE AREA	4.5 ha
ULTIMATE VOID	100,000 m^3
CATEGORY OF LANDFILL POTENTIAL	3
ESTIMATED INFILL POTENTIAL	
DURING PLAN PERIOD	20,000 m^3

PROPOSAL

Limited infilling with inert waste to achieve low level restoration.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Measures for protection of surrounding SSSI/SPA/Ramsar/candidate SAC.
- Measures to safeguard the EA Water Protection Zone.
- Improvements to access between site and Bere Regis to Wool road.
- Agreement to limit input of waste to an average limit not exceeding 50 loads per week.
- Measures to maintain habitat for sand martins.
- Restoration to nature conservation.

SITE DESCRIPTION

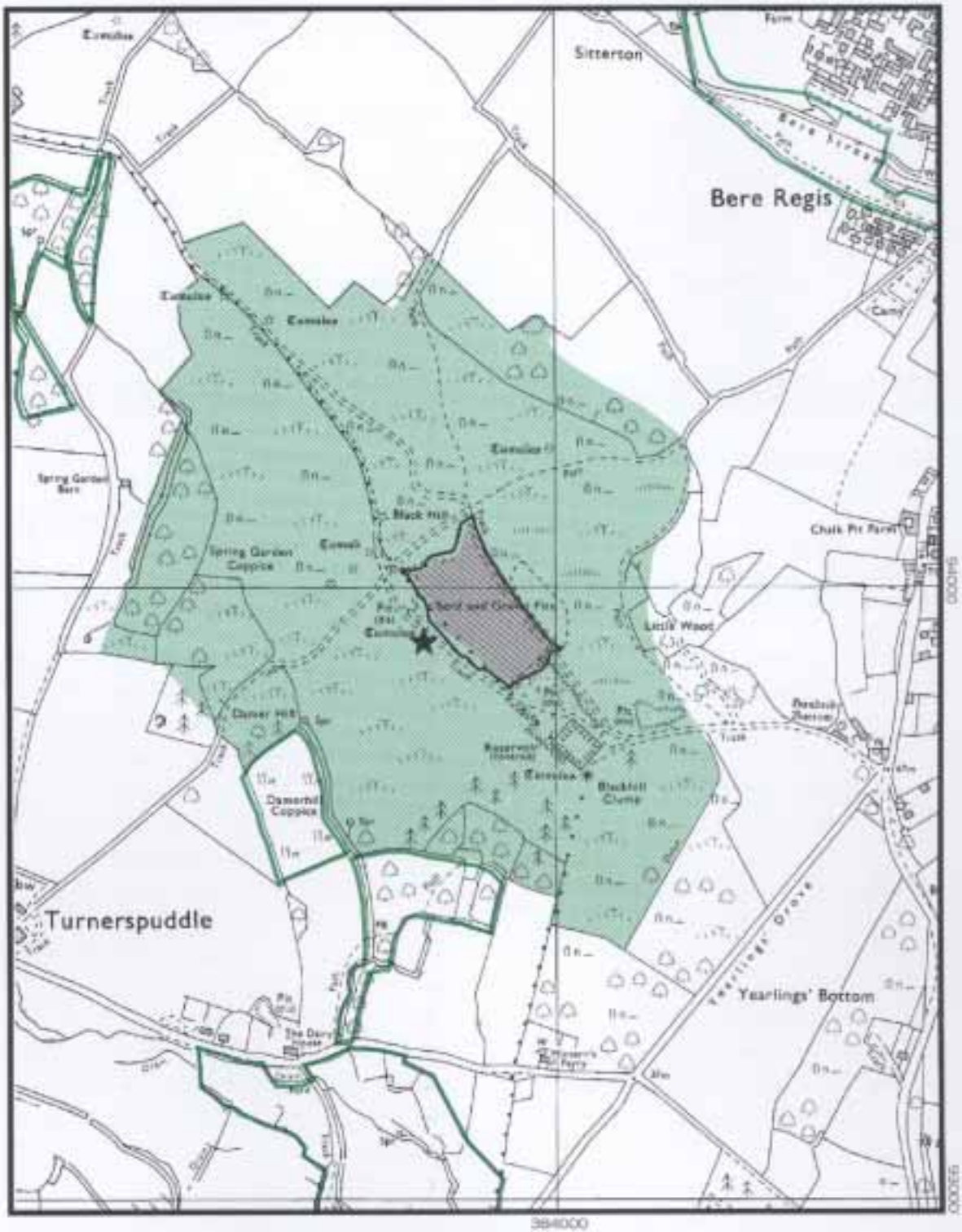
This site is currently being worked for sand but has been worked for gravel in the past. Although the site is deep, between 10 and 20 metres, it is also narrow. This factor may prove a limitation on the phasing of working, tipping and restoration.

The site is adjacent to an SSSI/SPA/Ramsar/candidate SAC and within an EA Water Protection Zone. A number of water abstraction points lie within 1-2km to the north and east of the site. The site lies on the brow of a hill although sand extraction operations are currently not visible being within the base of the site. Small sections of screening bunds are visible from the Wool/Bere Regis road.

The nearest settlement, Bere Regis, is at a distance of 1km. There is also a caravan park adjoining the access some 500 metres to the south east.

In its current form this unmade access is unsuitable for any substantial increase in HGV traffic to the quarry. Traffic impact could be reduced by off-site access improvements and back haulage.

BLACKHILL SAND PIT — Restoration by infill — MAP - INSET 11



Boundaries delineating Preferred Areas for extraction or areas subject to Policy 41 (restoration by infill) do not denote intended areas for extraction/infill. They indicate areas in which applications for extraction/infill will be favourably considered subject to the relevant policies of the plan and the development control criteria specific to the site.

NOT TO SCALE

© Crown Copyright. All rights reserved. Dorset County Council LA 076 570 (1999)

Key

- Existing mineral/waste site
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)
- Sites of Nature Conservation Interest (SNCI)
- Area subject to Policy 41 (Restoration by infill)

SITE ASSESSMENT TO ACCOMPANY INSET 12 **(1 of 2)**

NAME	Admiralty
SITE AREA	16 ha
ULTIMATE VOID	1 million m^3
CATEGORY OF LANDFILL POTENTIAL	4
ESTIMATED INFILL POTENTIAL DURING PLAN PERIOD	10,000 m^3

PROPOSAL (SEE ALSO SHEET 2 OF 2)

Restoration by infilling with inert materials.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Measures in place for preservation and management of the geological SSSI within the site.

- Impact of development on, and measures required for protection of, the adjacent SNCI.

- Evaluation of traffic levels and likely impact and a restriction on the tonnage of inert waste imported under the infilling operations to no more than the average annual tonnage imported for disposal in voids on Portland between 1988 and 1992, unless an alternative route avoiding the A354 through Fortuneswell suitable for use in connection with landfill operations has been established and arrangements made to ensure its use for this traffic.

- Restoration to incorporate appropriate landscape diversity and habitat creation to compliment the adjoining SNCI.

SITE DESCRIPTION

Portland limestone (the Cherty Series) is currently being worked at this site for aggregate. Working will create a deep void but yield comparatively little waste material for use in restoration. As a result importation of material will be necessary to achieve restoration although site geology and other relevant planning issues dictate that infill materials should be limited to those which are inert.

As the site is still being quarried it is estimated that restoration is unlikely to commence for another five years or so and will need to continue well beyond the Plan period. This is probably the most remote and best screened site on Portland and the only one not overlooked by residential property. The nearest dwelling is 250 metres away.

Long term proposals at this and other sites should be linked to the development of an alternative haul road to avoid Fortuneswell. This could involve the use of Grove Road and the "Incline Road" which is currently in MoD ownership.

In respect of scientific importance, the site contains a geological exposure which has SSSI designation and lies adjacent to an SNCI.

Restoration by infilling is likely to continue beyond the end of the Plan period.

NAME	Broadcroft
SITE AREA	75 hectares
ULTIMATE VOID	2.48 million m^3
CATEGORY OF LANDFILL POTENTIAL	4
ESTIMATED INFILL POTENTIAL	
DURING PLAN PERIOD	710,000 m^3

PROPOSAL

Restoration by infilling with inert waste materials.

DEVELOPMENT CONTROL CRITERIA

In addition to other relevant planning policies any application to work this site must address the following issues:

- Measures in place for protection and management of features of nature conservation importance.

- Creation of new northern access from the quarry to Grove Road for all incoming waste vehicles.

- Evaluation of traffic levels and likely impact and a restriction of the tonnage of inert waste imported under the infilling operations to no more than the average annual tonnage imported for disposal in voids on Portland between 1988 and 1992, unless an alternative route avoiding the A354 through Fortuneswell suitable for use in connection with landfill operations has been established and arrangements made to ensure its use for this traffic.

- Restoration to incorporate appropriate landscape diversity and habitat creation.

The total permitted area at Broadcroft is some 75 hectares although at present only some 22 hectares (the worked-out void) is available and suitable for infilling. Substantial areas have been worked in the past, backfilled and naturally revegetated whilst other areas in the north-west have been subject to recent infilling and restoration. As at Admiralty it is considered that infill materials should be limited to those which are inert. The capacity available amounts to about 2.5 million m^3. However the rate of infilling will need to reflect local environmental considerations and it is unlikely that more than about 0.7 million m^3 could be utilised during the Plan period. Consequently restoration will need to continue well beyond the Plan period. In addition, limitations on the availability of fill materials is likely to result in restoration infilling continuing well beyond the next decade.

Although in need of restoration, this site already contains habitats of importance to nature conservation (attracting certain rare species of butterfly). In addition parts of the site are designated as an SSSI for geology.

The impact this quarry has on local amenity is considerable, particularly as housing is in very close proximity. The nearest dwelling is only 20 metres from the site.

Infilling would generate additional HGV traffic over a considerable period. Recent infilling has used the Bumpers Lane and Wakeham Streets access.

It is thought, that a new access onto Grove Road would be preferable in the longer term, as vehicles could avoid both Wakeham Street and Easton Square. As with Admiralty long term proposals here should be linked to the development of an alternative haul route to avoid Fortuneswell.


PORTLAND Restoration by infill MAP - INSET 12
Isle of Portland
FORTUNESWELL
ADMIRALTY
BROADCROFT
EASTON
WESTON
SOUTHWELL
Fortuneswell
Weston
Southwell
Isle of Portland
Key
NOT TO SCALE

Annex B Schedule of Existing Sites

Index to sites identified on the Explanatory Map

Site ref	Site Name	DCC Classification	Mineral	Waste type	District / Borough
BC01	Squirrel/Doreys Pit	Operational	Ball Clay	Not applicable	Purbeck
BC02	Trigon	Operational	Ball Clay	Not applicable	Purbeck
BC03	Arne	Operational	Ball Clay	Not applicable	Purbeck
BC04	Povington	Operational	Ball Clay	Not applicable	Purbeck
BC05	Norden	Operational	Ball Clay	Not applicable	Purbeck
BC06	Killwood	Non-operational	Ball Clay	Not applicable	Purbeck
BC07	Furzeyground	Operational	Ball Clay	Not applicable	Purbeck
BC08	Aldermoor/Hawk Post	Operational	Ball Clay	Not applicable	Purbeck
BC09	Rollingston Farm	Non-operational	Ball Clay	Not applicable	Purbeck
BC10	Holton Heath	Non-operational	Ball Clay	Not applicable	Purbeck
BC12	Ridge Mine	Non-operational	Ball Clay	Not applicable	Purbeck
BC14	New Barn /Holme Priory	Non-operational	Ball Clay	Not applicable	Purbeck
BC15	Gadle Knap	Non-operational	Ball Clay	Not applicable	Purbeck
BC16	Aldermoor Open Pit	Non-operational	Ball Clay	Not applicable	Purbeck
C01	Godlingston	Operational	Clay	Not applicable	Purbeck
C02	Knoll Manor	Operational	Clay	Not applicable	East Dorset
C03	Upton Heath	Non-operational	Clay	Not applicable	East Dorset
CA01	"St George's Road, Loudsmill"	Operational	Not applicable	Bulky Household Waste	West Dorset
CA02	"Brook Road, Wimborne"	Operational	Not applicable	Bulky Household Waste	East Dorset
CA03	"Easton Lane, Portland"	Operational	Not applicable	Bulky Household Waste	Weymth/ Port
CA04	"Wincombe Business Park, Shaftesbury"	Operational	Not applicable	Bulky Household Waste	North Dorset
CA05	"Millhams Lane, Bournemouth"	Operational	Not applicable	Bulky Household Waste	Bournemouth
CA06	"Wilverley Road, Christchurch"	Operational	Not applicable	Bulky Household Waste	Christchurch
CA07	"Nuffield Ind. Est., Poole"	Operational	Not applicable	Bulky Household Waste	Poole
CA08	"West Mill Lane, Sherborne"	Operational	Not applicable	Bulky Household Waste	West Dorset
CA10	"Bushes Road, Stourpaine"	Operational	Not applicable	Bulky Household Waste	North Dorset
CA11	"South Street, Bridport"	Operational	Not applicable	Bulky Household Waste	West Dorset
CA12	"Panorama Road, Swanage"	Operational	Not applicable	Bulky Household Waste	Purbeck
CA13	"Lodmoor, Preston Beach Road"	Operational	Not applicable	Bulky Household Waste	Weymth/ Port
CA14	"Westminster Road, Wareham"	Operational	Not applicable	Bulky Household Waste	Purbeck

Index to sites identified on the Explanatory Map

Site ref	Site Name	DCC Classification	Mineral	Waste type	District / Borough
CH02	Shillingstone	Operational	Chalk	Not applicable	North Dorset
CH03	Cocknowle	Operational	Chalk	Not applicable	Purbeck
CH05	Whitesheet Hill	Non-operational	Chalk	Not applicable	West Dorset
CH08	Castle Hill	Non-operational	Chalk	Not applicable	West Dorset
MR1	Dawkins Road	Operational	Rail Head	Not applicable	Poole
MW1	Wessex Wharf	Operational	Marine Wharf	Not applicable	Poole
Oil01	Well site : B1	Non-operational	Oil	Not applicable	Purbeck
Oil02	Well site : X	Operational	Oil	Not applicable	Purbeck
Oil03	Well site : Arne G	Operational	Oil	Not applicable	Purbeck
Oil04	Well Site : Kimmeridge	Operational	Oil	Not applicable	Purbeck
Oil05	Well site : A	Operational	Oil	Not applicable	Purbeck
Oil06	Well site : D	Operational	Oil	Not applicable	Purbeck
Oil07	Well site : F	Operational	Oil	Not applicable	Purbeck
Oil08	Well site : B2	Operational	Oil	Not applicable	Purbeck
Oil09	Well site : K And L	Operational	Oil	Not applicable	Purbeck
Oil10	Well pumping station:Cleavel Point	Operational	Oil	Not applicable	Purbeck
Oil11	Wytch farm Gathering Station	Operational	Oil	Not applicable	Purbeck
Oil12	Well site : Furzebrook Rail Terminal	Operational	Oil	Not applicable	Purbeck
Oil14	Well site : Wareham C	Operational	Oil	Not applicable	Purbeck
Oil15	Well site : Wareham D	Operational	Oil	Not applicable	Purbeck
Oil16	Well site : M	Operational	Oil	Not applicable	Purbeck
S01	Horn Park	Operational	Limestone	Not applicable	West Dorset
S02	Redlands	Operational	Limestone	Not applicable	North Dorset
S03	Whistley Fm Silton	Operational	Limestone	Mainly inert	North Dorset
S04	Gannetts Farm	Operational	Limestone	Not applicable	North Dorset
S05	Whiteways Lane	Operational	Limestone	Not applicable	North Dorset
SG01	Old Warmwell Airfield	Non-operational	Sand & Gravel	Not applicable	West Dorset
SG02	West Knighton	Operational	Sand & Gravel	Not applicable	West Dorset
SG03	Hyde Pit	Operational	Sand & Gravel	Not applicable	Purbeck
SG06	Moreton Pit	Operational	Sand & Gravel	Not applicable	Purbeck
SG10	Warmwell Quarry	Operational	Sand & Gravel	Not applicable	West Dorset

Index to sites identified on the Explanatory Map

Site ref	Site Name	DCC Classification	Mineral	Waste type	District / Borough
SG11	Tatchells	Operational	Sand & Gravel	Biodegradable	Purbeck
SG12	Chard Junction	Operational	Sand & Gravel	Not applicable	West Dorset
SG13	Bestwall Swineham	Operational	Sand & Gravel	Not applicable	Purbeck
SG14	Binnegar	Operational	Sand & Gravel	Not applicable	Purbeck
SG15	South Heath	Non-operational	Not applicable	Mainly inert	Purbeck
SG17	Henbury	Operational	Sand & Gravel	Skip waste	East Dorset
SG18	White's Pit	Operational	Sand & Gravel	Biodegradable	Poole
SG26	Beacon Hill	Operational	Sand & Gravel	Biodegradable	East Dorset
SG32	Black Hill	Non-operational	Sand & Gravel	Not applicable	Purbeck
SG36	Batehams Farm	Non-operational	Sand & Gravel	Not applicable	West Dorset
SG39	Chapel Lane Quarry	Operational	Sand & Gravel	Naturally excavated	Christchurch
SG40	Masters Pit	Operational	Sand & Gravel	Mainly inert	Purbeck
SG43	Longham	Operational	Sand & Gravel	Not applicable	East Dorset
SG44	Stafford Farm	Operational	Sand & Gravel	Not applicable	West Dorset
SG100	Northport	Non-operational	Sand & Gravel	Not applicable	Purbeck
SPO01	Broadcroft	Operational	Portland Limestone	Mainly inert	Weymth & Port
SPO02	Bowers	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO03	Inmosthay	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO04	Coastal Strip	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPO05	Weston & Coombefield	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO06	Southwell	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPO07	Independent	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO08	Admiralty/Waycroft	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO09	Perryfields/Cottonfields	Operational	Portland Limestone	Not applicable	Weymth & Port
SPO10	Tout	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPO11	Bottom Coombe	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPO12	Grange Croft	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPO13	Perryfield (dormant area)	Non-operational	Portland Limestone	Not applicable	Weymth & Port
SPU01	Swanworth	Operational	Portland Limestone	Mainly inert	Purbeck
SPU02	St. Aldhelms Head	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU04	California Farm	Operational	Purbeck Limestone	Not applicable	Purbeck

Index to sites identified on the Explanatory Map

Site ref	Site Name	DCC Classification	Mineral	Waste type	District / Borough
SPU06	Southard	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU07	Belle Vue	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU08	Landers Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU09	Downs Quarry	Operational	Purbeck Limestone	Mainly inert	Purbeck
SPU13	Eastington Farm	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU14	Cobbs Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU15	Keates Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU17	Haysom's Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU18	Landers Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU20	R Bonfield Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU21	P B Lovell's Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU22	Lewis Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU23	D & P Lovells Acton Quarry	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU24	Blacklands	Operational	Purbeck Limestone	Not applicable	Purbeck
SPU37	Higher Lanchards	Non-operational	Purbeck Limestone	Not applicable	Purbeck
SPU38	South Downs	Non-operational	Purbeck Limestone	Not applicable	Purbeck
WD02	Bothenhampton	Operational	Not applicable	Biodegradable	West Dorset
WD07	Warmwell Landfill	Operational	Not applicable	Biodegradable	West Dorset
WI01	Suckthumb	Operational	Not applicable	Mainly inert	Weymth & Portl
WI04	Marl Pit	Operational	Not applicable	Mainly inert	East Dorset
WI18	Old Heath Farm	Operational	Not applicable	Mainly inert	West Dorset
WI34	Southern Counties Shooting Ground	Operational	Not applicable	Mainly inert	West Dorset
WI35	Blackhill Farm	Operational	Not applicable	Nat. excavated	West Dorset
WP01	Parley Composting plant	Operational	Not applicable	Recycling	Christchurch
WP03	Bournemouth clinical waste incinerator	Operational	Not applicable	Recycling	Bournemouth
WP04	Hurn MRF	Operational	Not applicable	Recycling	Christchurch
WT01	Frampton Farm	Non-operational	Not applicable	Waste Transfer Stat.	West Dorset
WT02	Mannings Heath Road - Household Depot	Operational	Not applicable	Waste Transfer Stat.	Poole

Index to sites identified on the Explanatory Map

Site ref	Site Name	DCC Classification	Mineral	Waste type	District / Borough
WT03	Elliot Road Ind. Estate	Operational	Not applicable	Waste Transfer Stat.	Bournemouth
WT04	Tunnel Road	Operational	Not applicable	Waste Transfer Stat.	West Dorset
WT05	Cogdean Elms Works	Operational	Not applicable	Waste Transfer Stat.	East Dorset
WT06	Southcote Road Depot	Operational	Not applicable	Waste Transfer Stat.	Bournemouth
WT07	Hatchpond Road Depot	Operational	Not applicable	Waste Transfer Stat.	Poole
WT08	Old Barn - Kingcombe	Operational	Not applicable	Waste Transfer Stat.	West Dorset
WT09	Mannings Heath Road - Builder's Depot	Operational	Not applicable	Waste Transfer Stat.	Poole
WT10	St. Georges Avenue	Not commenced	Not applicable	Waste Transfer Stat.	Poole
WT12	"Victoria Avenue Ind. Estate, Swanage"	Operational	Not applicable	Waste Transfer Stat.	Purbeck
WT13	"Victoria Square, Fortuneswell"	Non-operational	Not applicable	Waste Transfer Stat.	Weymth & Port

Annex C

Glossary

ACTUAL LANDBANK

This is the sum of all the permitted reserves with valid planning permissions.

AFTERCARE

An agreed programme of work designed to bring a restored mineral or waste disposal site to a satisfactory standard for agriculture, amenity or nature conservation uses. Normally imposed in the form of a planning condition to run for a period of up to 5 years following initial restoration. Under the Environmental Protection Act 1990, post closure conditions relating to pollution and monitoring will be attached to waste management licences for landfill sites.

AFTER-USE

The use to which a mineral or waste disposal site is put on completion of restoration; e.g. agriculture, forestry, public open-space etc.

AREA OF SEARCH

An extensive area of land believed to contain significant, but generally unproven, mineral resources within which the mineral planning authority would have no objection, in principle, to mineral working subject to satisfactory proposals to protect a range of interests of acknowledged importance within and adjoining the area. (See also "Preferred Areas").

BALL CLAY CONSULTATION AREA

An area in Purbeck delineated by the Ball Clay Standing Conference in the early 1950's, within which most planning applications for development which could prevent the extraction of any underlying ball clay are the subject of a consultation procedure with the British Ball Clay Producers Federation and the Planning Authority.

BENEFICIATION

The process of improving the grade or quality of a mineral by physical or chemical treatment.

BIODEGRADABLE

Materials which can be chemically broken down by naturally occurring micro-organisms into simpler compounds. In the context of this document it refers principally to wastes containing organic material which can decompose in landfill or landraising sites and give rise to landfill gas and leachate.

BUILDING & DEMOLITION WASTE

Waste arising from works of construction (including improvement, repair or alteration) or demolition, including waste from work preparatory thereto.

BULKY HOUSEHOLD WASTE

Generally large items of household waste (e.g. furniture, fridges) garden and DIY waste.

BULKY HOUSEHOLD WASTE SITES

Sites provided by the Waste Disposal Authority under the provisions of the Refuse Disposal (Amenity) Act 1978, at which householders can dispose of bulky household waste but not including waste from households that was produced by tradesmen working at the house. Formerly known as "Civic Amenity Sites".

CIVIC AMENITY SITES

See Bulky Household Waste Sites.

COMMERCIAL WASTE

Controlled waste that is not household or industrial waste. This tends to be waste generated by commercial premises; shops, offices, restaurants etc.

COASTAL SUPERQUARRY

Large scale hard-rock quarry with reserves of at least 150 million tonnes and capable of producing 5 million tonnes per annum, located in a remote coastal area (e.g. North West Scotland) and intended to supply distant national/international markets by sea.

COMPOSTING

Treatment method for organic wastes involving decomposition by bacteria in the presence of air, to produce compost for soil conditioning. Widely used on a domestic scale for garden wastes, increasingly utilised for larger scale waste disposal.

DEVIATED DRILLING

Technique for deviating or deflecting drill rods from the vertical when undertaking exploratory drilling for oil and gas enabling the drilling rig to be located some distance laterally from the "target".

DIFFICULT WASTES

A general term used in this document to describe wastes which may require more stringent control in their handling and disposal than normal domestic, industrial and commercial wastes. See also "Special Wastes".

DIRECTIVE WASTES

Is the term that supersedes "Controlled Waste" and covers a wider range of wastes including non-natural agricultural wastes and non-mineral mines and quarries wastes (E U Directive 75/442 as amended by 91/156).

DE MINIMIS

Used in this document to describe developments which because of their small scale or temporary nature are below the threshold for which it is practical to seek planning approval.

ECOLOGICAL INTEGRITY

The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain that habitat, complex of habitats and/or the level of populations of the species for which it was classified.

ENVIRONMENTAL ASSESSMENT

The process of assessing the environmental impact of a development proposal prior to determining a planning application. It is a statutory requirement for certain forms of development. For mineral and waste disposal developments the need for EA is dependent on the scale, nature and location of the proposal.

ENVIRONMENTAL STATEMENT

A formal step in the process of environmental assessment involving the preparation of a comprehensive study and statement of the likely impact of the proposal on all relevant aspects of the environment, the measures taken to mitigate adverse effects and any alternatives considered. The statement is prepared by or on behalf of the applicant for the development.

EXTENDED REACH DRILLING

A technique used in the oil and gas industry, by which it is possible to drill wells from a well site some distance laterally (as well as horizontally) from its target area or "bottom hole location".

FLUVIAL/FLUVIO-GLACIAL

Refers to deposits of sand, gravel or silt deposited in the flood plain of rivers; Fluvio-glacial deposits being derived from the melt-waters of glaciers.

GATHERING STATION

A complex, covering several hectares, at which oil and gas from remote well sites is "gathered" and processed prior to being dispatched by rail or pipeline. The control centre for the oilfield and for each individual well site. This substantial industrial complex is where hydrocarbons from the well sites are processed and separated into oil, gas (butane, propane etc) and water. In the Wytch Farm case, the gathering stations facilities for generating power from gases, and for processing seawater for injection into the reservoir.

GEOPHYSICAL SURVEY

A range of survey techniques designed to detect the presence of geological structures or minerals by remotely sensing changes in physical characteristics such as electrical resistivity, magnetism, density, etc. See also "Vibroseis Survey".

HERITAGE COAST

Undeveloped coast designed by the Countryside Commission as being of outstanding scenic value and therefore in need of special protection while allowing managed public access - a non-statutory designation promoted by the Countryside Commission (now Countryside Agency) since 1970 and endorsed by the Department of the Environment, Transport and the Regions (DETR).

HISTORIC GARDENS

Gardens of national importance registered by English Heritage.

HISTORIC LANDSCAPES

Areas containing significant archaeological or other features which are evidence of landscape character of a particular historic period or show evolution over time.

HYDROGEOLOGY

The study of the movement of water within the ground.

HYDROLOGY

The study of the movement of surface water.

INERT WASTE

A waste which will not alter physically or chemically react or undergo biodegradation within a landfill. The term tends to be used to cover a slightly wider range of wastes which are not putrescible.

LANDBANK REQUIREMENT (AGGREGATES)

This is determined by the local apportionment of the regional guidelines contained in MPG6. This has traditionally been achieved through "Regional Commentaries" prepared by the Regional Aggregates Working Parties (RAWP's) although now it is proposed by MPG6 that the sub regional apportionment is carried out by the Regional Forum on the advice of the RAWP.

LANDFILL

The deposit of waste in voids in the grounds, generally created by previous mineral working.

LANDFILL GAS

Gas generated by the breakdown of biodegradable waste under aerobic and anaerobic conditions within landfill or landraising sites. The gas consists primarily of methane and carbon dioxide. It is combustible, and explosive in certain concentrations.

LANDRAISING

The deposit of waste on the surface of the land (as opposed to in voids).

LEACHATE

An aqueous solution formed by rainwater, groundwater or inherent moisture percolating through waste in landfill/landraising sites and dissolving out a range of organic and inorganic compounds. Depending on the composition leachate may be disposed of to sewers or otherwise treated before it can be discharged to water courses.

LOCAL PLANNING AUTHORITY

In Dorset the mineral and waste functions outlined in the local plan are implemented by the planning services of Bournemouth Borough Council, Dorset County Council and Poole Borough Council for their administrative areas.

LOW-LEVEL RESTORATION

The restoration of a mineral excavation to a beneficial use (e.g. agriculture, forestry, nature conservation) below original or surrounding ground levels thus avoiding the need to import waste materials to fill the void. This is generally only possible where the finished level is above the water table. The term is not used in this document to refer to restoration schemes below the water table where perpetual pumping is necessary to maintain dry land.

MANAGEMENT PLAN

A Management Plan to accompany applications to work ball clay should set out in detail proposals for the working and restoration of the application site together with an indication of the relationship of the proposed development to existing and anticipated future mineral development within the PA as a whole. The Plan should show the application site set in the context of the existing and likely future development of the rest of the area of the particular ball clay resource it is proposed to work and the implications of working over the wider area. For the application site a relatively detailed scheme will be required whereas for the rest of the resource area only a broad indication of the relationship of the submitted proposal to other development is sought. In particular the Management Plan will be expected to show areas of advance planting and landscaping and indicate proposals for restoration including the nature of landforms to be created.

NODDING DONKEY

A type of pumping gear commonly used to raise oil from wells involving a reciprocating beam which slowly "nods".

NON-TRADITIONAL USES: (FOR PURBECK STONE)

This includes uses other than as a high quality monumental stone or for traditional building, walling, paving, or decorative uses. Non-traditional uses for these purposes also included use as an aggregate.

OTHER SENSITIVE LAND USES

This term relates primarily to the built environment, but may include other sensitive locations, where the legitimate users of the land or facilities can expect to have the impact of noise, dust, blasting vibration or visual intrusion resulting from mineral workings substantially mitigated. Examples of such locations or developments could include schools, and other centres of learning, hospitals, places of worship, burial grounds and public parks. It would not generally include minor temporary structures not requiring planning permission, industrial or commercial premises, locations where noisy activities take place, or rights of way where the presence of individuals would be mainly transient. The list of inclusions and exclusions is not exhaustive but intended to indicate the types of locations or developments which would be likely to be considered as sensitive in this context.

OVERBURDEN

Unconsolidated deposits, or rock, of no commercial value which have to be excavated and stockpiled to gain access to the underlying mineral.

PERMITTED RESERVES

Reserves of mineral for which planning permission has been granted for extraction.

POSSIBLE SAC

A Site of Special Scientific Interest additionally put forward as a possible Special Area of Conservation - areas of European importance for threatened habitats and/or species, under the 1992 EC Habitats and Species Directive. A decision by Government on the submission of possible sites to the European Commission has yet to be taken. For the purposes of Development Control, proposed SPA's and SAC's - once they have been forwarded to the EC - are to be treated as if they have been designated.

POTENTIAL DEVELOPMENT AREAS

These are areas of land which the local planning authority would like to see safeguarded for specific land uses. The land uses identified usually have very specific requirements and are only appropriate at several locations in the County. Notwithstanding this fact these areas do not have the same status as preferred areas and would still need to meet the relevant policies of the local plan.

PREFERRED AREAS

Areas of land with reasonable evidence for the existence of commercially extractable minerals, which are largely unaffected by substantial planning constraints and which are adequate, collectively, to meet the anticipated need for the mineral. The PA boundaries do not represent acceptable extraction boundaries. They represent areas within which there is a presumption in favour of extraction, subject to detailed criteria, including appropriate buffers, advance landscaping and other matters.

PROPOSED SPA

A Site of Special Scientific Interest additionally proposed as a Special Protection Area because of the need to protect threatened birds, their eggs, nests and habitat - areas of European importance for threatened bird species. Designated under EC Directive 79/409 on the Conservation of Wild Birds (the "Birds Directive"). The proposal is with the Department of the Environment, Transport and the Regions awaiting a decision on designation. For the purposes of development, proposed SPA's and SAC's - once they have been forwarded to the EC - are to be treated as if they have been designated.

PUTRESCIBLE WASTES

Waste capable of being decomposed by bacterial action. The putrescible fraction is that part of the household wastes which will decompose most readily.

RAMSAR SITE

Wetland sites of international importance as wetland and waterfowl habitats given special protection under a convention signed at Ramsar in Iran in 1971. Such sites will have been SSSIs prior to designation. The term "Proposed Ramsar Site" used in Policies 4 and 5 relates to sites which have been proposed by English Nature for designation by the Secretary of State for the Environment, Transport and the Regions.

RECLAMATION

Operations which are associated with the winning and working of minerals and which are designed to return the area to an acceptable environmental condition, whether for the resumption of the former land or for a new use. Reclamation includes both restoration and aftercare as defined in the 1990 Act. It also includes events which take place before and during mineral extraction (e.g. stripping and protection of soils); and may also include operations after extraction such as filling and contouring or the creation of planned water areas.

RECYCLED AGGREGATES

Aggregates produced from recycled construction waste such as crushed concrete, planings from tarmac roads etc.

REGIONALLY IMPORTANT GEOLOGICAL SITE

RIGS are Regionally Important Geological or Geomorphological Sites - a site notified to the local planning authority by the Dorset RIGS group as being of county geological interest with educational potential. There is no statutory basis for such protection. This can however be sought through planning policy.

ROMP'S

The statutory Review of Old Minerals under The Environment Act 1995.

SAM - SCHEDULED ANCIENT MONUMENT

An archaeological site or feature that is considered to be of national importance, placed on a schedule compiled by the Secretary of State for National Heritage. These are protected under the Ancient Monuments and Archaeological Areas Act 1979 (as amended).

SECONDARY AGGREGATES

Aggregates derived from the by-products of other industries e.g. China clay waste, colliery spoil, blast furnace slag, pulverised fuel ash etc.

SITE LICENCE

This is a colloquial name for "Waste Disposal Licence" issued by the Environment Agency under the provisions of the Control of Pollution Act 1974, to control the operation of waste disposal sites for the purpose of preventing pollution of the environment. These have been replaced by Waste Management Licences, issued under provisions of the Environmental Protection Act 1990.

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

Areas of high quality habitat (or geological feature) of regional, national or international value notified by English Nature to the landowner and Local Planning Authorities.

SNCI - SITE OF NATURE CONSERVATION INTEREST

A site notified to the local planning authority by the Dorset Wildlife Trust as being of county wildlife interest.

SPECIAL PROTECTION AREA (SPA)

Sites, already of SSSI designation, given special protection under the European Directive of 1979 for the Conservation of Wild Birds. The term "Proposed SPA" used in Policies 5 and 6 relates to sites which have been proposed by English Nature for designation by the Secretary of State for the Environment, Transport and the Regions.

SPECIAL WASTE

Various types of potentially dangerous or hazardous wastes as defined in the Control of Pollution (Special Waste) Regulations 1980. (under review)

SSSI - SITE OF SPECIAL SCIENTIFIC INTEREST

A national series of wildlife sites notified under s.28 of the Wildlife and Countryside Act 1981 as being a site of special scientific interest on account of its flora, fauna, geological or physiographic features. Development in or near an SSSI must be very strictly controlled.

TRADE WASTE

Non-household waste arising from commercial and industrial operations.

TRANSFER STATION

A facility at which locally collected wastes are transferred, sometimes after compacting or baling, onto a bulk transporter for disposal/treatment at a remote site.

VIBROSEIS SURVEY

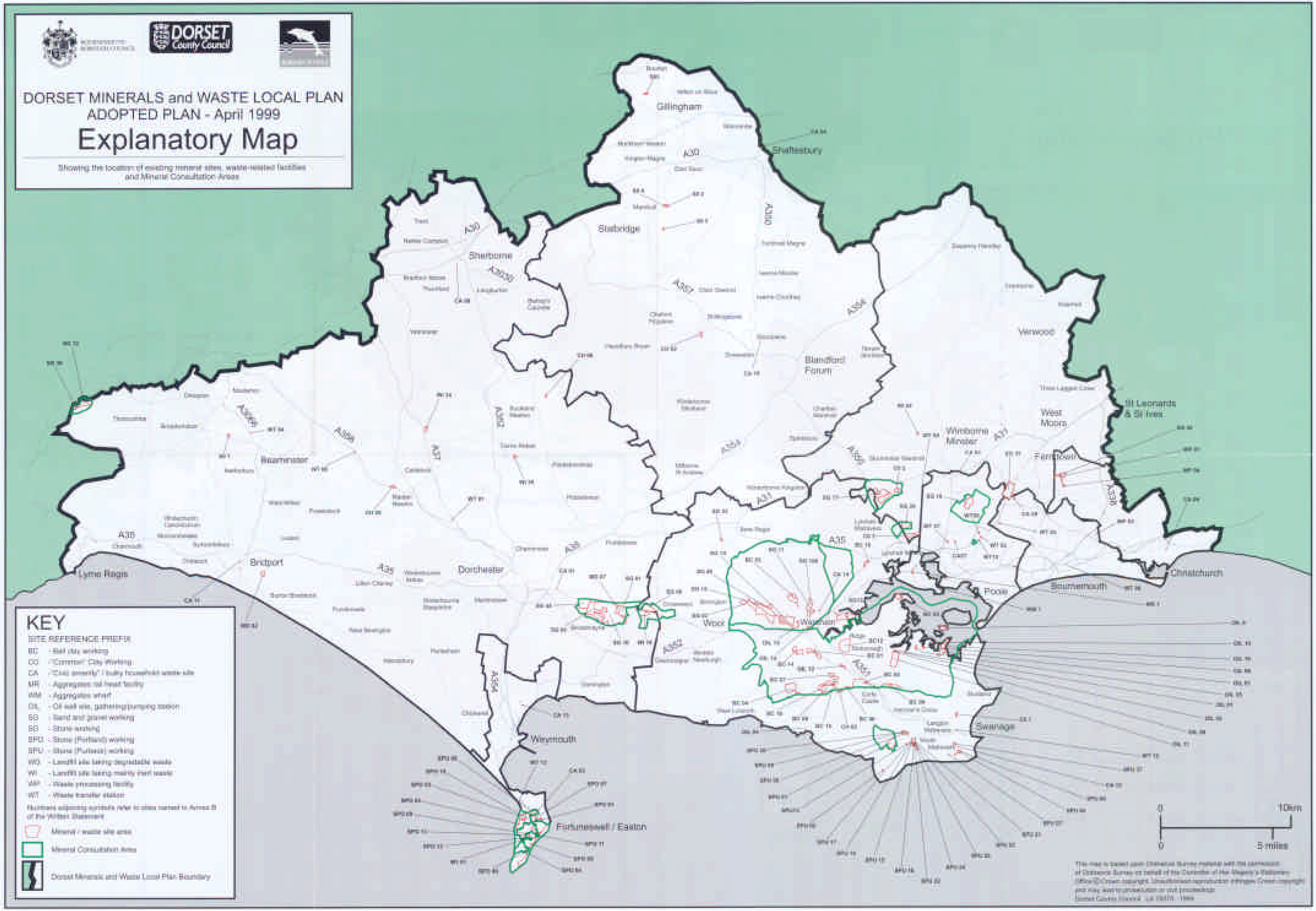
A geophysical survey technique for identifying sub-surface geological features used in oil and gas exploration.

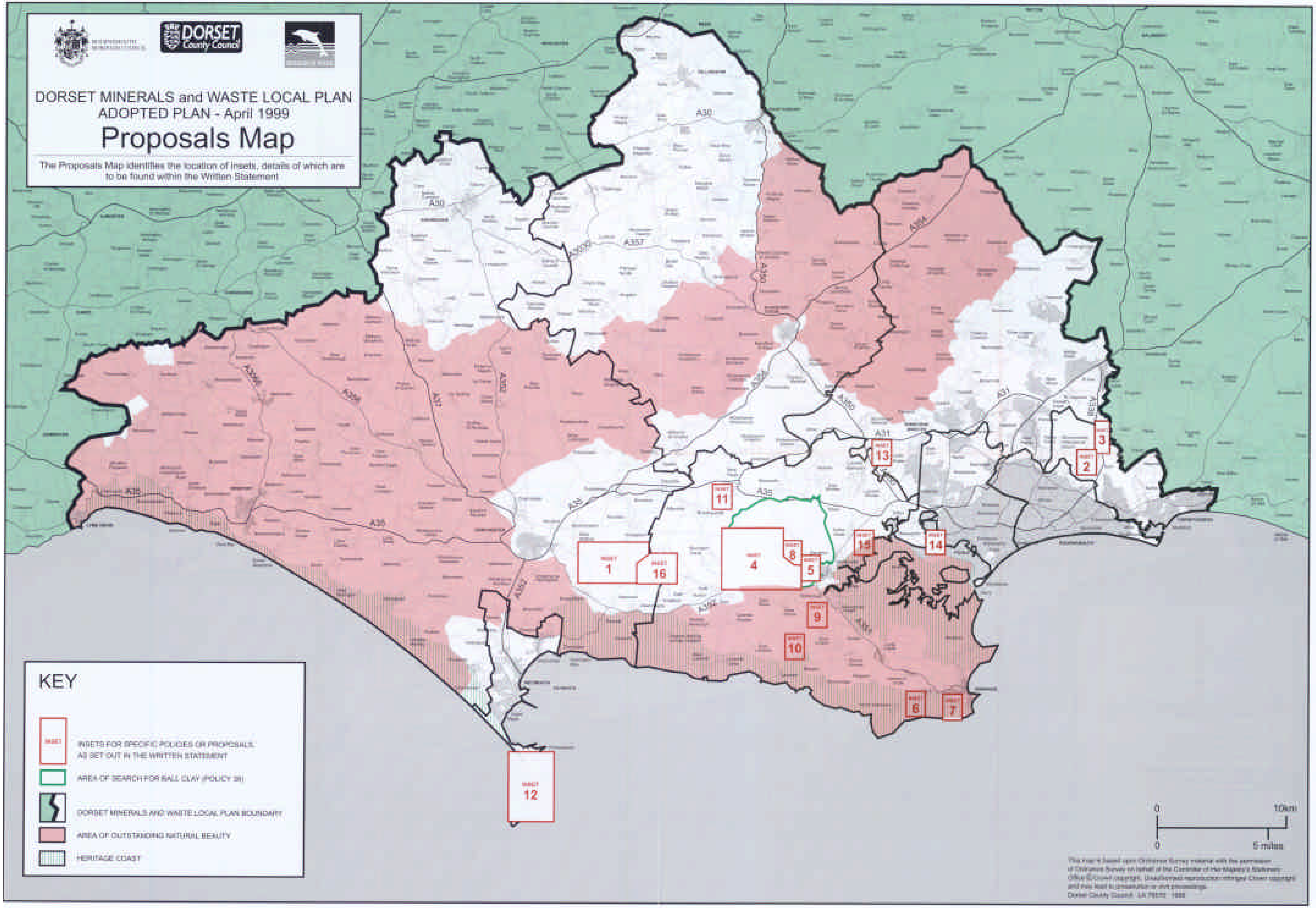
WASTE TO ENERGY

A term to describe a range of processes designed to extract useful energy from waste materials. These include: incineration, in which the heat produced from burning waste is used to heat water to power generators; the utilisation of methane from landfill sites for heating or electricity generation, and anaerobic digestion.

WASTE MANAGEMENT LICENCE

A licence issued by the Environment Agency under the provision of the Environmental Protection Act 1990, to control the operation and post-operational monitoring and management of waste disposal sites and facilities. These superseded Waste Disposal licences.


DORSET
County Council
DORSET MINERALS and WASTE LOCAL PLAN
ADOPTED PLAN - April 1999
Explanatory Map
Showing the location of existing mineral sites, waste-related facilities and Mineral Consultation Areas
Gillingham
Shaftesbury
Stalbridge
Sherborne
Blandford Forum
Verwood
St Leonards & St Ives
West Moors
Wimborne Minster
Ferndown
Beaminster
Bridport
Lyme Regis
Dorchester
Wool
Wareham
Poole
Bournemouth
Christchurch
Swanage
Weymouth
Fortuneswell / Easton
A30
A350
A357
A354
A3030
A352
A37
A356
A3066
A35
A31
A338
A351
KEY
SITE REFERENCE PREFIX
Mineral / waste site area
Mineral Consultation Area
Dorset Minerals and Waste Local Plan Boundary
10km
5 miles
0



DORSET County Council
DORSET MINERALS and WASTE LOCAL PLAN
ADOPTED PLAN - April 1999
Proposals Map
The Proposals Map identifies the location of insets, details of which are to be found within the Written Statement
KEY
INSETS FOR SPECIFIC POLICIES OR PROPOSALS AS SET OUT IN THE WRITTEN STATEMENT
AREA OF SEARCH FOR BALL CLAY (POLICY 38)
DORSET MINERALS AND WASTE LOCAL PLAN BOUNDARY
AREA OF OUTSTANDING NATURAL BEAUTY
HERITAGE COAST
A30
A357
A350
A354
A37
A352
A35
A31
A338
INSET 1
INSET 2
INSET 3
INSET 4
INSET 5
INSET 6
INSET 7
INSET 8
INSET 9
INSET 10
INSET 11
INSET 12
INSET 13
INSET 14
INSET 15
INSET 16
0
10km
0
5 miles