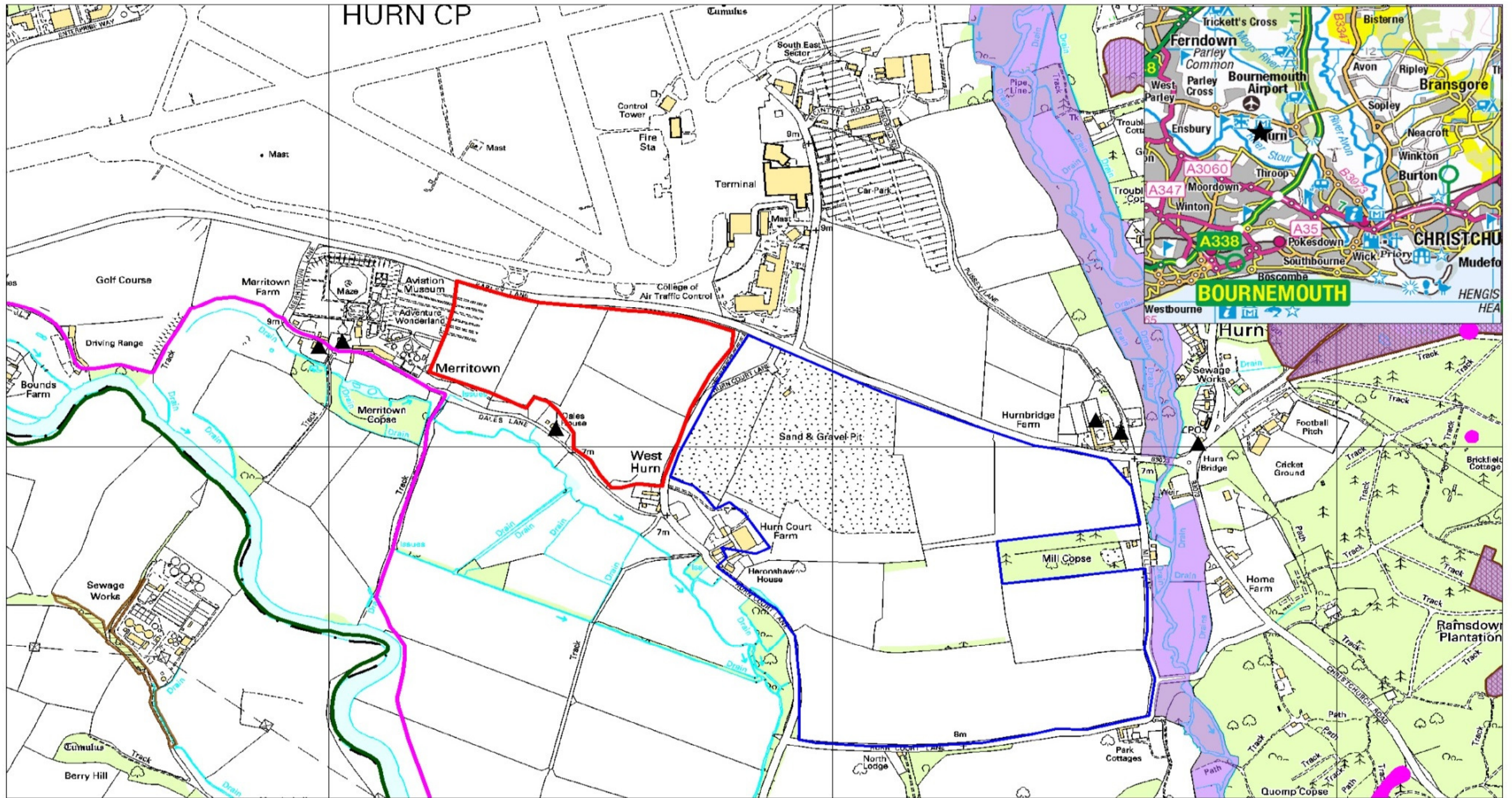


# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension



## AS09 - Hurn Court Farm Quarry extension


- Nominated site
- Permitted mineral site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway
- Authority boundary
- Scheduled monument
- Listed building

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

Date: 24/06/2016

Cent X: 396529  
Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS

  
**Dorset County Council**

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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### Site Information

<b>Site Location</b>	Hurn Court Farm Quarry, West Parley Grid reference: SZ 115 971
<b>District/Borough</b>	Christchurch Borough Council
<b>Parish/Town Council</b>	Hurn CP
<b>Site Nominee/Owner Landownership issues? Any Mineral Operator interest</b>	Wardell Armstrong No known landownership issues – extension area is owned by same owner as main site
<b>Agent</b>	Wardell Armstrong
<b>Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?</b>	Site is an extension to an existing quarry. Planning application for developing the proposed extension currently being considered by Dorset County Council. Not previously worked.
<b>Legal or time-related constraints</b>	None known.
<b>Access to markets?</b>	As with current site.
<b>Is there geological evidence of the presence and viability of the mineral?</b>	Yes.
<b>Does the sequential test for flooding indicate that the site is appropriate for the proposed use?</b>	Site is within Flood Zone 1 – but Flood Zones 2 and 3 in close proximity.
<b>Development proposed</b>	Sand and gravel extraction as extension to existing, adjacent quarry. Estimate reserve is approximately 600,000 tonnes, and annual production approximately 70,000 tonnes. Estimated life of operation is approximately 8 years. Proposed restoration to original ground levels using inert fill.
<b>Description of Site</b>	Site comprises land predominantly used for agriculture, with western area used as overflow parking for adjacent tourist attraction. Site is bounded by Parley Lane to the north, Dales Lane to south, and Hurn Court Lane to the east. Site is approximately 14.2 ha in area.
<b>Summary of Site Designations/Constraints</b>	Site is within 25m of Flood zones 2 and 3. Site is within 20m of Bournemouth Airport. Site is adjacent to listed building.
<b>Relevant Local Planning Policy</b>	<b>Christchurch and East Dorset Local Plan – Part 1 Core Strategy. Adopted April 2014</b> Area lies within Policy KS3 – Green Belt. Saved Policies ENV18 (SP), H13 (SP) and H14 (SP) all apply.
<b>Residential properties and other land uses in the vicinity of the site</b>	College of Air Traffic Control 50m to north-east. Properties (some adjacent to site) , including listed building, within 50m of southern boundary; other properties within 250m. Adventure Wonderland and Bournemouth Aviation Museum to west of the site. Part of the overflow parking for these attractions is included within site area. The existing Hurn Court Farm quarry lies to the east of the site.
<b>Traffic Generation</b>	At least 30 lorry movements per day. Extension to be worked after current quarry is completed, no intensification of traffic generation is expected.
<b>Access Considerations</b>	Access via existing quarry access, no changes proposed.

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### Appraisal of Site – Using Site Assessment Criteria as set out in The Bournemouth, Dorset and Poole Minerals Strategy 2014

In Appendix 1 (p. 242) of the Minerals Strategy a methodology for assessing sites nominated or identified for consideration as future quarry sites is set out. Each site is assessed against 25 criteria, C1 to C25, reflecting the potential environmental, economic and social impacts/benefits of its development. Assessment is qualitative, and each criterion is given a score as a colour, representing its expected impact, with or without mitigation. These criteria and their responses are set out below, along with further comments from relevant consultees.

#### Topic: Biodiversity.

**SA Objective: To maintain, conserve and enhance biodiversity.**

<b>Criterion C1 - Impact on European/international designations.</b>	<b>D</b>
<p>No comment.</p> <p>The proposed development is expected to have no significant impact, or negligible impact. The site has no possible pathway to international nature conservation designations</p> <p style="text-align: right;">Dorset County Council 24.10.13.</p>	
<b>Criterion C2 - Impact on areas used by Annex 1 bird species.</b>	<b>D</b>
<p>No comment.</p> <p>The proposed development is expected to have no significant impact, or negligible impact. Site is not used by more than 1% of the Great Britain population of a species that is listed on Annex 1 of the EC Birds Directive</p> <p>Dorset County Council 24.10.13</p>	
<b>Criterion C3 - Impact on national designations.</b>	<b>D</b>
<p>No comment.</p> <p>The proposed development is expected to have no significant impact, or negligible impact. Site contains no national nature conservation designations.</p> <p>Dorset County Council 24.10.13</p>	
<b>Criterion C4 - Impact on protected species.</b>	<b>D</b>
<p>It is possible that common protected reptiles are present in the margins of the proposed area; mitigation is straightforward.</p> <p>The proposed development is expected to have no significant impact, or negligible impact. Site supports common protected species with significant opportunity for mitigation to maintain their local conservation status.</p> <p>Dorset County Council 24.10.13</p>	
<b>Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.</b>	<b>D</b>
<p>No comment.</p> <p>The proposed development is expected to have no significant impact, or negligible impact. Site contains no local significant features of importance for wildlife.</p> <p>Dorset County Council 24.10.13</p>	
<p><b>Possible Mitigation:</b></p> <p>It is noted that biodiversity impacts are expected to be minimal.</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential impacts and appropriate responses and mitigation. Appropriate mitigation of any impacts will be required as part of any planning permission granted. No further action considered necessary at this stage.</p>	

#### Topic: Geodiversity

**SA Objective: To maintain, conserve and enhance geodiversity.**

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<p>Geological exposures and/or geomorphological features represent an ongoing interest.</p> <p>No specific scientific gains or geodiversity enhancements are likely but the exposures may be of interest to the quaternary and tertiary research associations. Provision should be made so that it will be possible to arrange such visits on request.</p> <p>Dorset County Council 24.10.2013</p>	

#### Topic: Landscape

**SA Objective: To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.**

<b>Criterion C7 – Impact on designated landscapes.</b>	<b>D</b>
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# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

No impacts expected.

Dorset County Council 17.9.2013

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

**D**

Important to maintain and enhance existing hedgerows around site and to control heights of storage tips. Opportunities to increase informal recreation/public open space in the Stour Valley and to create links to existing public rights of way (The Green Infrastructure initiative) shall be explored on restoration.

*Dorset County Council 26.11.2012*

### Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of any impacts on the landscape resulting from extracting mineral from this site. This will consider whether it is possible to satisfactorily mitigate the impacts and how such mitigation might be achieved.

It is considered that the Development Management policies of the Minerals Strategy, together with the policy stance of the National Planning Policy Framework, provide adequate protection to the landscape. If the site is ultimately allocated, it does not follow that it will automatically receive permission - planning permission would be refused in the case of unacceptable and unmitigatable impacts.

No further action considered necessary at this stage.

## Criterion C9 – Impact on historic landscapes.

**B**

**C**

**D**

The site lies in the Stour valley, and archaeological investigation of gravel sites within the valley has shown that the rich resources of the valley were exploited throughout prehistory. Impact could be anywhere between B (Significant Adverse Impact) and D (No Significant or Negligible Impact) depending on working and restoration methods.

Dorset County Council 5/11/2013

### Possible Mitigation:

Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. Restoration will be agreed and implemented as part of any planning permission granted.

It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.

No further action considered necessary at this stage.

## Topic: Cultural Heritage

**SA Objective: To maintain, conserve and enhance the historic environment (including conservation areas, historic parks and gardens and other locally distinctive features and their settings).**

## Criterion C10 – Impact on historic buildings.

**A**

**B**

**C**

The proposed site forms an extension to the existing Hurn Court Farm quarry. The southern boundary of the site as identified abuts the boundary of the garden of the Grade II listed building known as Dales House.

If the proposed site does not have a sufficiently broad buffer zone, Dales House and its setting will be adversely impacted by the extraction. However, if a buffer zone of sufficient breadth is planned into the final scheme, then it is considered that the impact would be reduced. Impact could vary from Very Significant Adverse Impact to Less Significant Adverse Impact – detailed assessment required, with mitigation identified.

The proposed extraction would take place in phases throughout the area, with quick restoration to agriculture at a slightly lower level behind each phase. Any impact on the setting of the listed building would therefore be temporary.

Two other listed buildings, the Farmhouse and Barn at Merritown Farm to the west of the proposed site are not considered to be at risk of any detrimental impact. The Adventure Wonderland activity site is considered to cause more of a negative impact than the proposed mineral site.

Dorset County Council 22/10/2013

## Criterion C11 – Impact on archaeology.

**A**

→

**D**

As previous archaeological work has demonstrated, sites on the Stour valley gravels have archaeological potential in general, particularly for prehistoric material. There is also the potential for the presence of earthworks and structures associated with previous water management. Hence, in my opinion, archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D.

Dorset County Council 5/11/2013

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

**Possible Mitigation:**

Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. Restoration will be agreed and implemented as part of any planning permission granted.

It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.

No further action considered necessary at this stage.

**Topic: Water**

**SA Objective: To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.**

<b>Criterion C12 - Impact on hydrogeology or groundwater.</b>	<b>C</b>
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Site overlies a secondary aquifer.  
Environment Agency 27 February 2013

<b>Criterion C13 – Impact on surface waters.</b>	<b>A</b>
--------------------------------------------------	----------

Watercourse within 50m of site boundary.  
Environment Agency 27 February 2013

<b>Criterion C14 - Impact on flooding or coastal stability.</b>	<b>D</b>
-----------------------------------------------------------------	----------

Site is located entirely within FZ1, although it is adjacent to FZ2/3. It is an extension to an aggregate site, and will utilise exist plant located within FZ1.  
Dorset County Council 17 October 2013

**Possible Mitigation:**

Hydrogeological assessment has already been carried out, and full hydrological/hydrogeological assessment will be required as part of any planning application, with measures to protect groundwater and surface water flows to be identified and implemented.

No further action considered necessary at this stage.

**Topic: Soil**

**SA Objective: To maintain, conserve and enhance soil quality**

<b>Criterion C15 - Impact on existing soils or land type (including BMV land).</b>	<b>C</b>
------------------------------------------------------------------------------------	----------

Site is primarily Grade 2 agricultural land – high quality agricultural land.  
Dorset County Council 17 October 2013

**Possible Mitigation:**

Soils will be stripped and removed to be stored and returned as part of restoration, according to best practice. Restoration could bring the land back into agricultural production.

**Topic: Air Quality**

**SA Objective: To protect and improve air quality and reduce the impacts of noise**

<b>Criterion C16 – Impact on AQMAs.</b>	<b>D</b>
-----------------------------------------	----------

No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies.  
Dorset County Council 17 October 2013

**Possible Mitigation:**

Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.

**Topic: Material Assets (Economic development)**

**SA Objectives: To conserve and safeguard mineral resources.  
To promote the use of alternative materials**

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

**To encourage sustainable economic growth**

**To provide an adequate supply of minerals to meet society's needs.**

<b>Criterion C17 - Impact on economic development.</b>	<b>B</b>	<b>D</b>
<p>Site will have positive benefit during working, contributing to supply of aggregate and providing employment. Restoration to agriculture will maintain an on-going positive benefit.</p> <p>As an aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy through the supply of sand and gravel aggregate for construction and other purposes; it will maintain local employment during working.</p> <p>Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, noise, visual and perception related issues. Impacts will be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.</p> <p>Score could range from B (Significant Adverse Impact) to D (No Significant or Negligible Impact)</p> <p>Dorset County Council 17 October 2013</p>		
<p><b>Possible Mitigation:</b></p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be required as part of any planning permission granted. No further action considered necessary at this stage.</p>		

### Topic: Social Considerations - Human Health and Amenity, Airport Safety and Cumulative Impacts

**SA Objectives: To sustain the health and quality of life of the population**

<b>Criterion C18 - Impact on Sensitive Human Receptors.</b>	<b>B</b>	<b>C</b>
<p>Site is immediately adjacent to residential properties, with other residences and businesses within 100m. Development would involve mitigation (visual and noise attenuation bunding, standoffs) to limit impacts.</p> <p>Dorset County Council 17 October 2013</p>		
<b>Criterion C19 - Impact on existing settlements.</b>		<b>E</b>
<p>The nearest settlements are Muscliffe to the south (&gt;1km distant) and East Parley at over 1km to the north-west. The site is not visible from these settlements.</p> <p>Dorset County Council 17 October 2013</p>		
<p><b>Possible Mitigation:</b></p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be considered to see what can be implemented through the development of the site. No further action considered necessary at this stage.</p>		

<b>Criterion C20 - Impact on airport safety</b>	<b>C</b>
<p>Site is immediately adjacent to airport, but is an extension of a site that is worked satisfactorily without any negative impacts on aircraft safety. The extension would be worked the same way, and restored dry.</p> <p>Dorset County Council 17 October 2013</p>	
<p><b>Possible Mitigation:</b></p> <p>Extension to be designed, worked and restored in line with requirements of airport/aircraft safety, and in consultation with airport operator, following best practice.</p>	

<b>Criterion C21 - Effects on cumulative impacts.</b>	<b>B</b>
<p>Proposed site is an extension to an existing site. There is no other mineral extraction in the vicinity. There are existing waste management facilities in the area and the potential for future development at the Airport.</p> <p>The proposal lies within 5Km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan* May 2013, Policy BA2 Bournemouth Airport – Northern Business Parks – 60 Ha employment land. Traffic from this development will add to traffic levels on the B3073.</p> <p>Dorset County Council 17 October 2013. 29.10.2013.</p>	

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

**Possible Mitigation:**

The proposal will include mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. The site would be restored to ground level, removing long-term impacts.

To minimise traffic impacts, following a Transport Assessment at the planning application stage, measures such as holding back lorry traffic during peak traffic times could be used if necessary.

A traffic impact assessment report has been prepared, indicating that that roads in the area are capable of carrying the proposed quarry traffic.

**Topic: Social Considerations – Carbon Emissions**

**SA Objectives: To adapt to and mitigate the impacts of climate change**

**Criterion C22 - Impact on carbon emissions**

**B**

Site will rely on lorries to remove mineral and bring in inert waste for processing and restoration.

Dorset County Council 17 October 2013

**Possible Mitigation:**

Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.

**Topic: Social Considerations**

**SA Objectives: To enable safe access to countryside and open spaces**

**Criterion C23 – Impact on recreational land**

**C**

Most of the site is in agricultural use. The western end is used as parking for the adjacent theme park. Development for minerals will impact on this use, although this will only be temporary. No informal recreation on the site.

Dorset County Council 17 October 2013

**Criterion C24- Impact on public rights of way**

**C**

There are no rights of way across the site, although one passes close to the western tip of the site. Screening would be required, although the impact would be relatively small.

**Possible Mitigation:**

An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation, including of impacts on Rights of Way.

**Criterion C25 - Are the access proposals acceptable**

**D**

This proposal is to extend an existing operation on the south side of the B3073 Parley Lane. The traffic generation of this site has been estimated at around 60 trips per day for a period of 4 years. Access is gained via an existing signalised junction that also serves as the main access to Bournemouth Airport. Access to the strategic network is approximately 2 km to the east at the junction with the A338 Bournemouth Spur Road.

The B3073 Parley Lane is subject to high levels of congestion at certain times of the day and there are significant other housing and business site allocations that will impact upon it. If the site comes into operation in parallel with the existing extraction here, and thus increases the overall impact on Parley Lane, the Highway Authority will seek to secure contributions towards a package of schemes proposed to ease existing and expected congestion.

Any proposal will need to look at vehicle routing, avoiding trips through residential areas of Ferndown to the west of the site where possible. Overall, with mitigation towards improvements to Parley Lane, there are good connections with the strategic network and potentially little impact on existing settlements. The site has therefore been given a D (No Significant or Negligible Impact) rating.

Dorset County Council 29 October 2013

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As the situation has not changed since the previous submission, there are therefore no highways objections.

Dorset County Council January 2017

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

## Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
<ul style="list-style-type: none"> <li><b>Highways England</b></li> </ul>	Highways England (September 2015) noted that this site is not proposed to begin working until current site is finished working, but felt that this requirement should be set out in policy to ensure that this is the case.

Public Rights of Way	
<ul style="list-style-type: none"> <li><b>DCC Rights of Way</b></li> </ul>	Comments have been requested...

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
<ul style="list-style-type: none"> <li><b>Environment Agency</b> (Comments July 2015)</li> </ul>	<p><b>Studies required and issues to consider</b></p> <ul style="list-style-type: none"> <li>Hydrogeological Assessment – at planning application stage.</li> <li>Flood Risk Assessment – at planning application stage.</li> <li>Ecological study if water features present in site</li> <li>Protect and enhance water features in site.</li> <li>Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy</li> </ul> <p><b>Flood Risk</b></p> <p>Detailed FRA for all work phases including restoration is required at (or before) planning application stage. The prior written Land Drainage Consent is required from the LLFA (DCC) for works that could affect the flow of an ordinary watercourse.</p>
<ul style="list-style-type: none"> <li><b>Lead Local Flood Authority (LLFA) - DCC</b></li> </ul>	<p>AS09 Hurn Court Farm Site Assessment - No grounds for objection, subject to detail:</p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling, but is in close proximity to Flood Zones 2 &amp; 3 (medium &amp; high) and the floodplain of the Main River Stour, along the southern boundary. The site is shown to be at some minor risk of surface water flooding, by relevant mapping, which indicates localised ponding during severe rainfall events (1:100/1000yr).</p> <p>A site specific strategy of surface water management should be requested that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses. As such the proposed activity should comply with the recommendations of the NPPF. Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel or ditch with the status of Ordinary Watercourse.</p>

Nature Conservation – Biodiversity Impacts	
<ul style="list-style-type: none"> <li><b>Natural England comments</b></li> </ul>	No comments...

Historic Environment	
<ul style="list-style-type: none"> <li><b>Historic England Comments</b> (September 2015)</li> </ul>	<ul style="list-style-type: none"> <li>The ‘Development Considerations’ section of the Appendix makes no reference to the affected Grade 2 Listed Building.</li> <li>The Site Assessments and Sustainability Appraisal highlight the critical heritage considerations to be met to satisfy the Minerals Strategy and its development management policies e.g. Full assessment of possible impacts required, adequate and appropriate screening to be in place, prior to working... Could these matters be précised and their source cross referenced in the ‘Development Considerations’ section in the Appendix? At present they don’t appear to correlate.</li> <li>Historic England suggests the text is more precise in expressing the relevant heritage considerations particularly the potential restoration enhancements.</li> </ul>