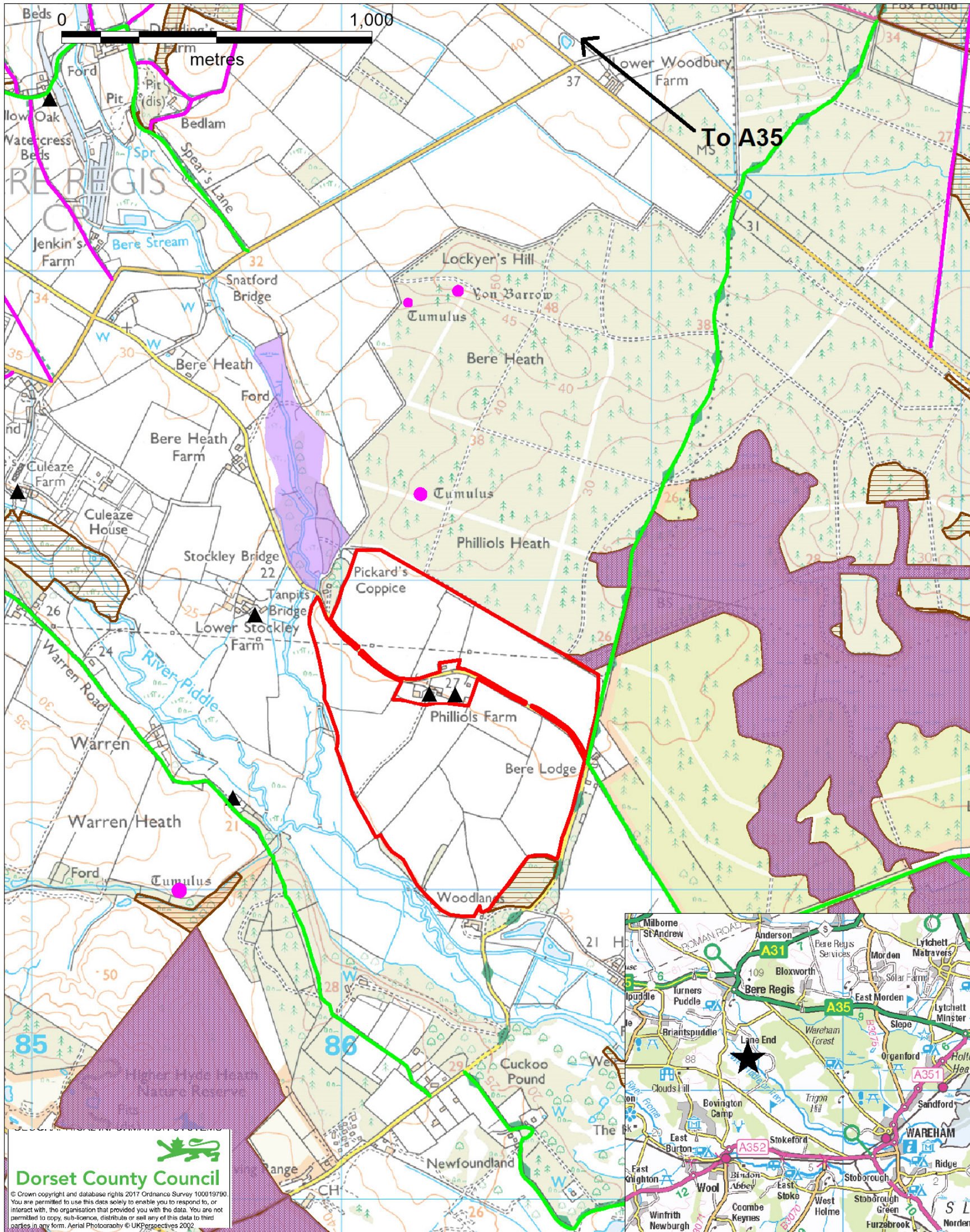














Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS12 – Philliol's Farm



AS12 - Philliol's Farm

- | | | | | | | | |
|---|---------------------------------|---|---------------------|---|--------|---|----------------------------|
|  | Nominated site |  | SSSI+SPA+SAC+Ramsar |  | SSSI |  | Site location on Inset Map |
|  | Public Right of Way - Footpath |  | Scheduled monument |  | SPA | | |
|  | Public Right of Way - Bridleway |  | Listed building |  | SNCI | | |
| | | | |  | SAC | | |
| | | | |  | Ramsar | | |

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Site Information

Site Location	Land at Philliol's Farm, Bere Heath, Wareham Grid Reference: SY 863 915
District/Borough	Purbeck District Council
Parish/Town Council	Bere Regis CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Nominee/Landowner: Drax Estate and one other No known issues – site is tenanted. Aggregate Industries promoted the site in the past, no known current interest
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Site has not been previously worked, and would not be an extension of an existing quarry.
Legal or time-related constraints	None known.
Access to markets?	Northwards over a route to be agreed/constructed, onto the Bere Regis-Wareham Road (C7) – from here, access is possible to A35 and Poole/Bournemouth
Evidence of mineral present?	Yes – site has been drilled
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	Site is entirely within FRZ 1, with Flood Zone 2 and 3 adjacent. The site is also shown to be at some theoretical risk of surface water flooding during severe rainfall events (1:100/1000yr). No issues for aggregate extraction.
Development which could be achieved	Extraction of sand and gravel and restoration to a combination of agricultural land and wetland. Site area is approximately 67 ha Estimated reserve is approximately 1,500,000 tonnes Estimated annual output is 200,000 tpa Expected life of site is approximately 6-7 years
Description of Site	Site is agricultural land, with buildings of Philliol's Farm in the middle of the proposed site. The D50307 runs approximately east/west through the site, separating it into a northern and southern section. Access will be northwards to/from the C7, using a haul road to be created which avoids Philliol's Heath/Bere Heath. There will be no processing plant at the Philliol's Farm site – mineral will be removed to be processed elsewhere.
Summary of Site Designations/Constraints	Residences in close proximity to the site. National/international nature conservation designations to the north-west and north-east of the site. Other nature conservation constraints in vicinity. Listed Buildings associated with Philliol's Farm are surrounded by the proposed site.
Relevant Local Planning Policy	Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012 Policy DH – 400m Heathland Buffer Zone & 5km Buffer Zone Policy BIO Site of Nature Conservation Interest and Site of Special Scientific Interest (close/adjacent to site, not on the site) Policy FR Flood Zone 2+3 (adjacent to site)
Residential properties and other land uses in the vicinity of the site	Farm buildings, some listed, at the centre of and surrounded by the site Residential properties adjacent to and in the vicinity of the site. Site is primarily agricultural land, with forestry/heathland to the north/south west
Traffic Generation & Access Considerations	200,000 – 250,000 tpa production expected to generate around 80-100 lorry movements per day, in addition to other vehicle movements. There will be no access directly to the D50307. All site access will be by haul road to the C7.

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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.

Criterion C1 - Impact on European/international designations.	A
<p>There are possible indirect effects on European heathland sites as the extraction area lies adjacent along part of the northern boundary, the mineral haul route is currently unspecified but likely to be through Wareham Forest so could pass close to the designated areas. The haul route is likely to pass through forestry areas which support Annex 1 birds which may be functionally linked to Dorset Heathlands SPA and the plantation is well used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands. Without the detail of proposed working there is a risk of adverse effects on European sites but this risk could almost certainly be removed through careful planning.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C2 - Impact on areas used by Annex 1 bird species.	A
<p>Area through which the haul route is likely to pass supports Annex 1 birds as part of the existing forestry crop rotation. Clearance of trees would result in heathland regeneration and the open habitat would rapidly become suitable for more Annex 1 birds. The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here. Without the detail of proposed working there is a risk of adverse effects to Annex 1 birds but this risk could almost certainly be removed through careful planning.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C3 - Impact on national designations.	A
<p>See comments on C1 above, which apply to C3 to the extent that the Morden Bog and Hyde Heath SSSI lies adjacent to the proposed area, and the mineral haul route may run close to the SSSI. Without the detail of proposed working there is a risk of adverse effects to the SSSI but this risk could almost certainly be removed through careful planning.</p> <p>Dorset County Council 25.10.13</p>	
Criterion C4 - Impact on protected species.	B
<p>Existing rides support significant populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles. Depending the alignment of the haul route mitigation for effects on reptiles may be necessary. If so, it seems likely NE would be able to issue a disturbance licence if required. There are records of Fairy Shrimp from a pond at Philliol's Farm; this is a fully protected species under the Wildlife & Countryside Act and assessment of the implications of the development for this species will need to be fully assessed, especially as the species is known to flourish in temporary pools and mineral extraction would be likely to affect local hydrology. It is possible Dormouse lives in the hedgerows within the proposed area; mitigation should be possible.</p> <p>Dorset County Council 24.10.13</p>	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	A
<p>There are a number of old boundary trees, mainly oak, within the proposed area and the implications for the biodiversity and longevity of these trees must be assessed.</p>	
<p>Possible Mitigation:</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential biodiversity 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>	

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Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.	D
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.	
Possible Mitigation: none specifically required, but provision should be made so that it will be possible to arrange such visits on request.	

Topic: Landscape

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

Criterion C7 – Impact on designated landscapes.	D	
No comment Dorset County Council 17.9.2013.		
Criterion C8 – What is landscape capacity to accommodate proposed development.	B	C
This is considered to be an intimate and sensitive part of the Heath Forest Mosaic. Development would affect the existing rural character and views from close proximity sensitive visual receptors (residential and bridleway). It would introduce a new obtrusive use into this landscape. The capacity is low without mitigation and medium/low with mitigation. <i>Dorset County Council 26.11.2012</i>		
Criterion C9 – Impact on historic landscapes.	C	D
The site is currently under agriculture, and its restoration to the same use could have a neutral impact if properly mitigated through restoration of hedgerows and the like. Dorset County Council 5/11/2013		
Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation, e.g. retention and management of existing hedgerows, appropriate new planting and bund screening, is recommended to reduce any residual impacts. This will be required as part of any planning permission granted. This requirement will be identified in the Development Guidelines within the Plan. 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.	D	
There are two Grade II listed buildings located within the centre of the proposed site at Philliol's Farm. The first is a 1748 brick built barn with later attached out-buildings, a corrugated iron roof with coped gables and a projecting hipped cart porch on the south side. The second is a detached two-storey granary dating from the 18 th century having a tiled roof with stone eaves courses and moulded coped gables which was formerly listed as a pigeon house at Philliol's Farm. The buildings are set within a farmstead (although the original farmhouse doesn't survive) within a flat farmed landscape. Both buildings, although most notably the granary, are in some state of disrepair. The proposed extraction would take place in phases around the central farm, with quick restoration to agriculture at a slightly lower level behind each phase. There would be no processing of materials on site. There is no significant visual or noise impacts on the listed buildings because they are not inhabited by people. On completion the whole farmstead will sit on an island of raised ground however this would not compromise the setting of the buildings. There is an opportunity for improving the condition of both listed buildings through repair and stabilisation of the structure by means of planning conditions – this needs to be discussed with site promoter. D – no significant or negligible impact Dorset County Council 22/10/2013		

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Possible Mitigation: ensure screening is maintained and enhanced where necessary.		
Criterion C11 – Impact on archaeology.	A	B
<p>An archaeological evaluation consisting of the excavation of trial trenches was undertaken on parts of this site in 2005 by Thames Valley Archaeological Services. Little was found in many of the trenches, but evidence of Roman settlement was found in the southernmost part of the site. Thus, unless the area of Roman remains is excluded from quarrying, the development is likely to have a significant impact on archaeological remains (category B), and in my opinion full archaeological excavation of this area would be required as mitigation before extraction proceeds.</p> <p>The fields that were not included in the 2005 evaluation still need to be evaluated before a fully-informed planning decision can be made, and the results could possibly show that the archaeological impact would be category A. The impact on the setting of nearby barrows that are protected as Scheduled Monuments also needs to be assessed.</p> <p>Dorset County Council 5/11/2013</p>		
<p>Possible Mitigation: The high archaeological potential on the site is noted and acknowledged. It is considered that no further action needs to be taken at this stage, apart from clearly noting the likely presence of the archaeology as part of the site allocation, and requiring full assessment and appropriate mitigation at the planning application and development stage. 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, provide adequate protection to any archaeology that may be found during development.</p>		

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.

Criterion C12 -Impact on hydrogeology or groundwater.	A	
<p>Criterion A applies due to proximity to ditches, which are presumably groundwater fed.</p> <p>Environment Agency 27 February 2013</p>		
Criterion C13 – Impact on surface waters.	A	
<p>Bere Stream and River Piddle run close to site boundary.</p> <p>Environment Agency 27 February 2013</p>		
Criterion C14 - Impact on flooding or coastal stability.	D	E
<p>Site is adjacent to FRZ 2/3 but lies entirely within FRZ 1. No impact on flooding, wetland restoration may reduce flood risk elsewhere.</p> <p>Dorset County Council 18 October 2013</p>		
<p>Possible Mitigation: Full hydrological assessment to accompany planning application, and all appropriate mitigation to be identified and implemented, with input from Environment Agency. This will be identified in the Development Guidelines within the Plan. No further action considered necessary at this stage.</p>		

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

Criterion C15 - Impact on existing soils or land type (including BMV land).	C	
<p>Site is partly Grade 3 and partly Grade 4 agricultural land. Soils will be protected during working and restoration is expected to see some proportion of the land come back into agricultural production. Alternatively, or in conjunction with this, areas of the site could be restored to a nature conservation use.</p> <p>Dorset County Council 18 October 2013</p>		
<p>Possible Mitigation: Soils will be protected during working and restoration is expected to bring some proportion of the land back into agricultural production.</p>		

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Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.

D

No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies.

Dorset County Council 21 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

To encourage sustainable economic growth

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

Criterion C17 - Impact on economic development.

D

As a relatively large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy through the supply of sand and gravel for construction aggregate; it will maintain local employment during working and the restoration to agriculture and nature conservation will provide on-going benefits also.

Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, and mitigation during working will be applied where necessary – through means such as holding back quarry traffic during peak travel times.

Partial restoration to nature conservation use would reduce agricultural output but provide alternative benefits, potentially including public access/tourism and reduction in nitrates in surface/groundwater.

Score of D – No Significant or Negligible Impact – applies

Possible Mitigation: 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.

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

Criterion C18 - Impact on Sensitive Human Receptors.

B

Residences adjacent to/within 50m of the site, and at centre of the site. Screening/bunding/standoffs will be required.

Dorset County Council 18 October 2013

Criterion C19 - Impact on existing settlements.

D

E

In terms of specific settlements, there will be no visual impacts. Access will be through Philliol's Heath to the C7 road then to the A35 or the A351. There could be some impacts on Bere Regis or Wareham.

Dorset County Council 18 October 2013

Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation (e.g. visual and noise attenuation bunds and reducing noise at source where possible and appropriate) will be required as part of any development of the site. This will be identified in the Development Guidelines within the Plan. No further action considered necessary at this stage.

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Criterion C20 - Impact on airport safety	C
<p>Site is approximately 25 km from Hurn Airport, with possibly some wet/wetland restoration.</p> <p>Dorset County Council 18 October 2013</p>	
<p>Possible Mitigation: No impacts expected.</p>	

Criterion C21 - Effects on cumulative impacts.	B
<p>There are both existing and proposed mineral workings in the locality. This is a new, greenfield site proposal and would represent an intensification of development in this part of Dorset, depending on its start date.</p> <p>The proposal is within 5Km of Bere Regis, a "Key Service Centre" where new development of 50 dwellings is allocated in the Purbeck Local Plan Part 1 (Adopted Nov 2013) (Policy NW). Traffic development from the residential development will have a minor impact on surrounding roads.</p> <p>Dorset County Council 18&23 October 2013</p>	
<p>Possible Mitigation: The proposal will include mitigation for visual and noise impacts, following guidance and best practice.</p>	

Topic: Social Considerations – Carbon Emissions

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

Criterion C22 - Impact on carbon emissions	B
<p>Site will be accessed by lorry/road.</p>	
<p>Possible Mitigation: Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.</p>	

Topic: Social Considerations

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

Criterion C23 – Impact on recreational land	D
<p>Site is agricultural land and has no formal or informal recreation use.</p>	
<p>Possible Mitigation: None considered necessary.</p>	

Criterion C24- Impact on public rights of way	C
<p>Bridleway runs adjacent to section of site boundary, will require screening.</p>	
<p>Possible Mitigation: Potential impacts on rights of way access will be identified at planning application stage, and appropriate mitigation identified.</p>	

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Topic: Social Considerations – Vehicular Access

SA Objectives: To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts

To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.

Criterion C25 - Are the access proposals acceptable	D
<p>This is a large, new, sand and gravel extraction site. Estimated trip rates have been given at about 100 per day. The local road network to the south and west of the site is unable to cater for this level of heavy traffic. Any attempt to propose use of these roads would be objected to by the Highway Authority. Instead, access should be made across Philliol's Heath, using existing forestry tracks, to the C7 at Sugar Hill. It should be possible to upgrade and existing access or provide a new access onto Sugar Hill that meets with the requirements for visibility and geometry necessary to serve this proposal. Once vehicles are on the C7 they can access the strategic network via the A35 to the north at Woodbury Cross.</p> <p>Provided that a suitable access onto the C7 can be demonstrated and given that very few residential areas are impacted by the proposal, this site has been given a C/D rating. Any proposal for this site will need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should be scoped with the Transport Development Management Team.</p> <p>Dorset County Council 29 October 2013</p>	
<p>Possible Mitigation: A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.</p>	

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
Highways England	<i>No comments...</i>

Public Rights of Way	
DCC Rights of Way	<i>Comments requested/awaited...</i>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
Environment Agency	<p>2016:</p> <p>To summarise, we have an objection and require further information in relation to AS12 Philliol's Farm...</p> <p>We have an objection to this proposed allocation due to potential impact on biodiversity interests. Further information is required in order to assess the potential impact and outline any required mitigation. This is discussed below.</p> <p>Biodiversity</p> <p>We object to the proposed site allocation as submitted in the absence of adequate information on the risks posed by the development and suitable mitigating or compensatory measures, due to the likely impact of the proposed development on Fairy Shrimp (<i>Chirocephalus diaphanous</i>) and its habitat. The reason for this is that the Fairy Shrimp is a protected species under the Wildlife and Countryside Act (2001). The proposed development may have a detrimental impact on the species/population and its habitat.</p> <p>Please note our above objection relates to the assumption that the ephemeral pond containing Fairy Shrimp is located within the proposed boundaries of the site- this is not entirely clear from the site allocation plan. This objection could be removed if the ephemeral pond was shown to be outside the site area and would not be significantly affected by the development of this site.</p> <p>Studies required and issues to consider</p> <ul style="list-style-type: none"> • Hydrogeological assessment – as part of site allocation process. • Ecological study if water features present in site. • Flood Risk Assessment – at planning application stage. • Protect and enhance water features in site. • Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy.

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>2013/14 & 2008:</p> <p>EA 12/12/2008 response still relevant, together with the following additional comments:</p> <p>Objection still stands.</p> <p>Any proposals would need to consider compliance to the Water Framework Directive.</p> <p>Need to consider compliance to the Restoration Plan for the River Frome (and its floodplain).</p> <p>Protected and Biodiversity Action Plan species/habitats issues, which must be protected include White-clawed crayfish (<i>Austropotamobius pallipes</i>) and chalkstream habitat</p> <p>Important spawning area for salmonids</p> <p>Hydrogeological risk assessment needed. Not sure if this would be a wet or dry worked site. We are aware that an SEA is being prepared but urge the applicant to ensure that the following issues are included: -</p> <ul style="list-style-type: none"> • Proposals which maximise the wetland restoration opportunities. • Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives • Proposals should maximise the overall wetland gains. • EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy <p><u>Water quality and abstraction</u></p> <p>Major concerns at this location over possible impacts on the Bere Stream SSSI units that could be affected by downstream works. Additionally, possible detrimental impacts on the accretion in the lower section of the Bere Stream and the Piddle. Increased risk of sedimentation and possible impact on abstraction licence 13/44/045.S/011.</p>
Lead Local Flood Authority (LLFA) - DCC	<p>AS12 Philliol's Farm - 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. However it is shown to be at some theoretical risk of surface water flooding by relevant mapping, which indicates both isolated ponding and a number of overland flow paths, aligned north-south and / or along the highway running east-west through the combined site, during severe rainfall events (1:30/100/1000yr).</p> <p>Surface water runoff would appear to gravitate towards the south and south-west towards the River Piddle and Bere Stream (respectively), which are aligned close to the site boundary and which both have the status of Main River at this point. A site specific strategy of surface water management should be requested that does not increase rates of runoff, generate off site worsening or increase risk to adjacent properties, namely the Philliol's Farm complex, Woodlands and Hyde House . As such the proposed activity should comply with the recommendations of the NPPF.</p> <p>Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel with the status of Ordinary Watercourse.</p>

Landscape & Visual Impact	
Dorset County Council (Tony Harris)	<p>This is considered to be an intimate and sensitive part of the Heath Forest Mosaic. Development would affect the existing rural character and views from close proximity sensitive visual receptors (residential and bridleway). It would introduce a new obtrusive use into this landscape. The capacity is low without mitigation and medium/low with mitigation.</p>

Nature Conservation – Biodiversity Impacts	
Natural England comments	<p>2008:</p> <p>Any development should avoid Philliol's Coppice SSSI and should not reduce water flows in Bere Stream. The restoration should consider the potential for biodiversity gains. There could be the potential for restoration to deliver biodiversity action plan benefits through linking Bere Stream and the SSSI to the north.</p> <p>2013/14:</p> <p>In addition to our previous comments concerning Bere Stream SSSI we would concur with the potential Habitats Regulations issues raised in the Pro Forma in the event of a vehicle access being proposed across Wareham Forest.</p> <p>2016:</p> <p>We have commented previously on this proposed site allocation.</p>

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Nature Conservation – Biodiversity Impacts

Most of the environmental issues are covered in the site information presented but the following are factors that are not sufficiently well identified.

- Any development should avoid potential impacts eg hydrological on Bere Stream SSSI and Philliol's Coppice SNCI.
- Whilst impacts on the Dorset heaths international sites through the haul road are broadly covered it is worth pointing out that displacement of recreation is the one that is easily overlooked (as it had been in the comments) and perhaps could be the one that is most difficult to overcome

There are also opportunities in the restoration to establish river diversion wetlands on the Bere Stream and/or River Piddle which could have multiple benefits in the way of biodiversity gains, enhanced experience of public access and nutrient reduction with consequent benefits for Poole Harbour. These opportunities should be investigated.

Historic Environment

Historic England Comments

2014

MSP AS12 - Philliol's Farm: I note a requirement to further assess and address the significant archaeology here before the principle for extraction can be determined. The setting of the listed buildings within the centre of the site will no doubt be affected and reasonable benefits to improve their condition appears a reasonable condition of any potential future permission.

2015

Policy MS-1: The evidence base highlights the sensitivity of these sites in relation to historic landscapes and individual heritage assets and their settings.

This policy test in Policy MS1 does not appear to reflect the adopted Minerals Strategy or national policy, guidance or legislation. Perhaps the policy might refer to other relevant considerations to be observed in the Dorset Minerals Strategy?

Policy MS1 refers to a limited number of factors to be considered to enable development to be permitted. It is unclear why this is the case and why only natural environment considerations are emphasised.

As a consequence Policy MS1 fails to reflect the adopted Minerals Strategy and its agreed suite of Development Management policies – the criteria to be met to permit development. Historic England (formerly English Heritage) is anxious to ensure local and national policy is applied and legislative obligations are met.

2016

AS12 - Philliol's Farm, Wareham: Historic England notes the recommendations of the County Archaeologist and the welcome intention for any quarrying to finance the restoration of the affected listed agricultural buildings. We assume this would be subject to further detail and a condition/S106 agreement.