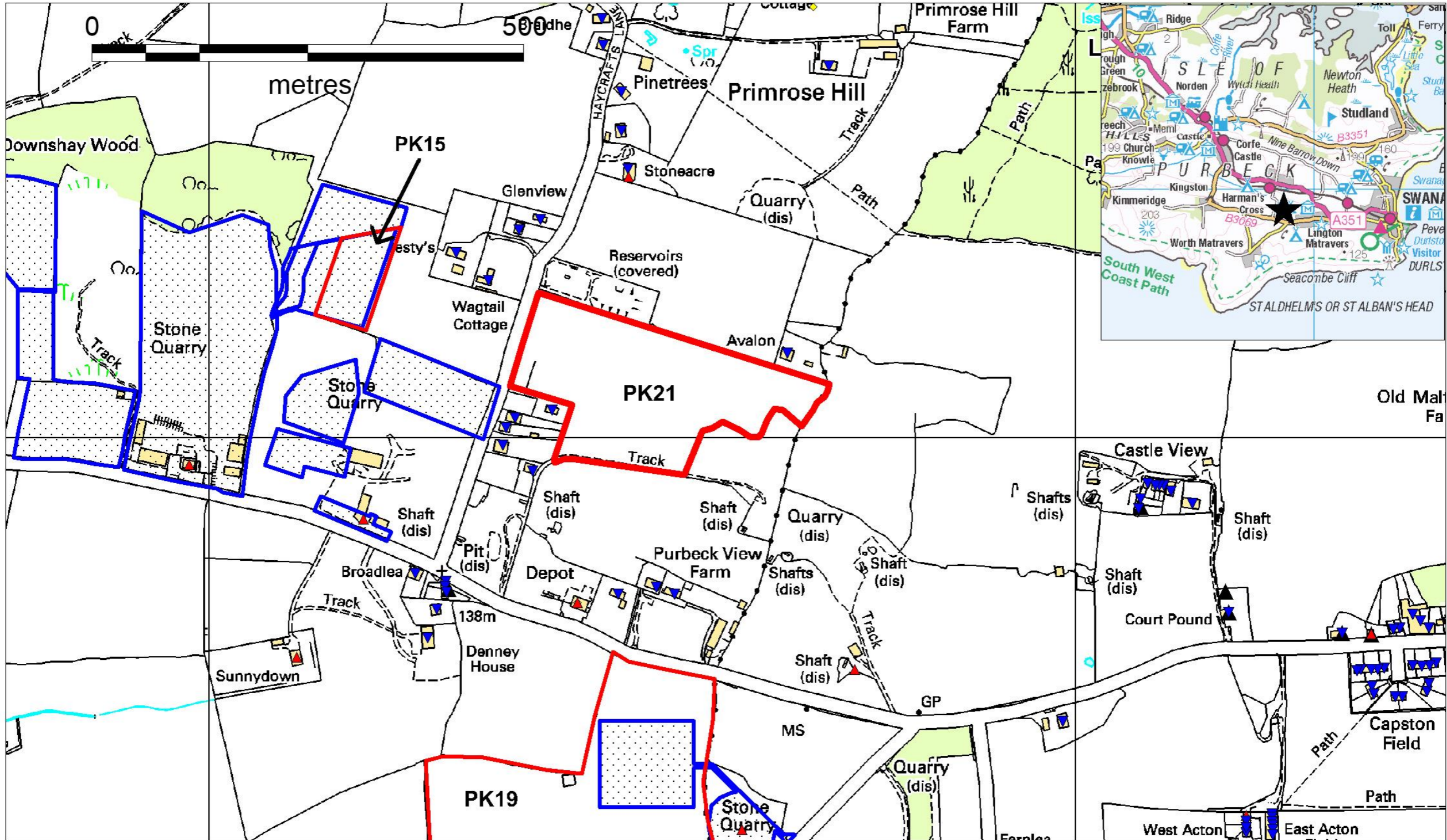


# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore



## PK21 - Gallows Gore

- Nominated site
- Permitted mineral site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway

- ▲ Listed building
- Scheduled monument
- The entire plan area above falls within the Dorset AONB

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

★ Site location on Inset Map

GEOGRAPHICAL INFORMATION SYSTEMS



**Dorset County Council**  
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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

### Site Information

<b>Site Location</b>	Land at Gallows Gore, Langton Matravers, Purbeck Grid Reference SY 985 790
<b>District/Borough</b>	Purbeck DC
<b>Parish/Town Council</b>	Worth Matravers CP
<b>Site Nominee/Owner</b> <b>Landownership issues?</b> <b>Any Mineral Operator interest</b>	Owned by site nominees, W J Haysom and Son No known issues. Owned and promoted by mineral operator
<b>Mineral Planning History</b> <b>Is the site an extension to existing site?</b> <b>Has it been considered for minerals development in the past? Partly worked?</b>	Historic extraction by underground mining in parts of the site. No recent working,
<b>Legal or time-related constraints</b>	None known.
<b>Access to markets?</b>	As from Haysoms current service yard, where the stone extracted would be taken to be processed.
<b>Development proposed</b>	Extraction of Purbeck stone. Taking into account standoffs, site is expected to yield up to 30,000 tonnes, to be worked in 8 phases. Rate of working could be one phase every two years, giving a site life of around 16 years. It is expected the working would be in campaigns, with each campaign lasting between 6 to 8 weeks. Restoration is expected to be pasture/low-impact grazing, with maintenance/restoration of boundaries (walls/hedges).
<b>Description of Site</b>	Site is approximately 4.2ha in area, and is currently used for agriculture/grazing. The site slopes downwards from south to north.
<b>Summary of Site Designations/Constraints</b>	Number of residences adjacent to proposed site boundary, and others in vicinity of the site. Cumulative impacts of other Purbeck stone workings – both existing and proposed – in vicinity. Landscape and visual impacts – particularly from views from other areas of the Dorset AONB, including views across the valley, from Ballard Down to the north. Haycrafts Lane is unsuitable for use as site access, unless for very short distances only.
<b>Relevant Local Planning Policy</b>	<b>Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012</b> Policy LHH – Area of Outstanding Natural Beauty
<b>Residential properties and other land uses in the vicinity of the site</b>	Number of residences adjacent to proposed site boundary, and others in vicinity of the site. Other Purbeck stone workings – both existing and proposed – in vicinity.
<b>Traffic Generation &amp; Access Considerations</b>	If Haycrafts Lane is to be used for access, it should be for the shortest distance possible. Alternatively, an access track (not the current access serving residential properties) could be defined southwards over land to the south of the property, to directly access the B3069 at an appropriate point. It is expected that there will be approximately 5 lorry movements/day during periods of working.

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

### **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 significant impact. Dorset County Council 16/12/14</p>	
<b>Criterion C2 - Impact on areas used by Annex 1 bird species.</b>	<b>D</b>
<p>No significant impact. Dorset County Council 16/12/14</p>	
<b>Criterion C3 - Impact on national designations.</b>	<b>D</b>
<p>No significant impact. Dorset County Council 16/12/14</p>	
<b>Criterion C4 - Impact on protected species.</b>	<b>C</b>
<p>The small area of rough grassland at the SE corner of the site has potential to support uncommon UK priority BAP species such as the grizzled skipper and dingy skipper. Adjacent, similar areas of rough grassland provide habitat for several species of European Protected bats, for which the whole area is nationally important.</p> <p>Site should be rated 'Less Significant Adverse Impact' but could be reduced to 'No Significant or Negligible Adverse Impacts' if this small area of rough grassland was omitted from the site boundary.</p> <p>Dorset County Council 16/12/14</p>	
<b>Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.</b>	<b>C</b>
<p>The small area of rough grassland at the SE corner of the site has potential to support uncommon UK priority BAP species such as the grizzled skipper and dingy skipper. Adjacent, similar areas of rough grassland provide habitat for several species of European Protected bats, for which the whole area is nationally important.</p> <p>Site should be rated 'Less Significant Adverse Impact' but could be reduced to 'No Significant or Negligible Adverse Impacts' if this small area of rough grassland was omitted from the site boundary.</p> <p>Dorset County Council 16/12/14</p>	
<p><b>Possible Mitigation:</b></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>	

#### **Topic: Geodiversity**

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

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<p>The Purbeck limestone group has an important association with the geology of the Jurassic Coast World Heritage Site. Working quarries in Purbeck have been known to yield important fossils, including dinosaur footprints. They are also of on-going interest for the study of early Cretaceous stratigraphy.</p> <p>These interests should be acknowledged with the assumption that geologists and the Jurassic Coast Team hosted by DCC will respond positively to any opportunities to recover fossils or record and study unusual features if they are discovered. In terms of geodiversity there is a presumption in favour of an appropriate level of quarrying activity continuing in order to sustain these on-going interests.</p> <p>Dorset County Council 08.09.2014</p>	
<p><b>Possible Mitigation:</b></p> <p>None specifically required.</p>	

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

### 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>C</b>
<p>Less significant impact on designated landscapes. Dorset County Council 09.09.14</p>	
<b>Criterion C8 – What is landscape capacity to accommodate proposed development.</b>	<b>C</b>
<p>Landscape capacity to accommodate the development is medium. It would be higher if the surrounding existing quarries had been completely restored or where prior to any new quarry opening. Dorset County Council 09.09.14</p> <p>AONB Team consider that this site could lead to visual/landscape impacts on the AONB. However, the site is within the Purbeck Stone Area of Search identified in the 2014 Minerals Strategy. Dorset County Council – November 2017.</p>	
<b>Criterion C9 – Impact on historic landscapes.</b>	<b>D</b>
<p>The local landscape bears the imprint of previous quarrying dating from the Roman period onwards. It could be argued that the present site would be a continuation of the process, and if the site is to be restored afterwards the impact would be limited in time anyway. Dorset County Council 16/9/2014</p> <p><b>Possible Mitigation:</b> An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment on the landscape impacts resulting from extracting mineral from this site, and identifying appropriate mitigation. No further action considered necessary at this stage.</p>	

### 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).**

<b>Criterion C10 – Impact on historic buildings.</b>	<b>E</b>			
<p>This site has no impact on the setting of any listed buildings. Dorset County Council 11/11/2014</p>				
<b>Criterion C11 – Impact on archaeology.</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<p>The discovery of Iron Age and Roman period settlement remains at a site to the south-west of the proposal site indicates the present site's high potential for below-ground archaeology. There is also potential for industrial archaeological evidence of early quarrying. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D. Dorset County Council 16/9/2014</p> <p><b>Possible Mitigation:</b> Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and identification of appropriate mitigation. 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. No further action considered necessary at this stage.</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.**

<b>Criterion C12 - Impact on hydrogeology or groundwater.</b>	<b>C</b>
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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

This site classed as criterion 'Less Significant Adverse Impact' because the site is located on a Secondary aquifer. Does not affect any Source Protection Zones.

In addition, there might be private water supplies in the vicinity of the site, the presence of these should be checked with the Local Authority Environmental Health team (Purbeck District Council), who may have records of these. These private water supplies should be protected.

Environment Agency 4 December 2014

<b>Criterion C13 – Impact on surface waters.</b>	<b><i>D</i></b>
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As there do not appear to be any significant water interests within 500 m, the site is classed as 'No Significant or Negligible Adverse Impacts'.

Environment Agency 4 December 2014

<b>Criterion C14 - Impact on flooding or coastal stability.</b>	<b><i>D</i></b>
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The site falls within Flood Zone 1 and is therefore classified as 'No Significant or Negligible Adverse Impacts' .

Environment Agency 4 December 2014

**Possible Mitigation:**

Hydrological assessment is normally 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><i>D</i></b>
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Site comprises 'Good to Moderate' to 'Poor' agricultural land. Soils will be stripped and removed to be stored and returned as part of restoration.

Dorset County Council 11 November 2014

**Possible Mitigation:**

Soils will be protected during working, according to guidance and best practice.

### 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><i>D</i></b>
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No direct effects on AQMAs.

Dorset County Council 11 November 2014

**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.**

<b>Criterion C17 - Impact on economic development.</b>	<b><i>D</i></b>
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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

The site is expected to have a positive impact on the provision of mineral and can therefore be expected to benefit the local and wider economy, in addition to creating direct employment during the working of the site.

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 as part of any planning application and mitigation during working will be applied where necessary – e.g. further screening.

Restoration to agriculture will maintain an on-going positive benefit.

Dorset County Council 11 November 2014

### **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.

**A**

Site has residential properties immediately adjacent to it, within 50m and further out. Mitigation, such as screening/stand-offs, will be required.

Dorset County Council 11 November 2014

#### Criterion C19 - Impact on existing settlements.

**D**

Closest settlements are Acton at approximately 600m south east and Langton Matravers at around 700m south/west. Harman's Cross lies approximately 1km to the north. Site is not visible from these settlements.

Dorset County Council 11 November 2014

### **Possible Mitigation:**

An Environmental Impact Assessment, including a Transport 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 identified and required as part of any development of the site. No further action considered necessary at this stage.

#### Criterion C20 - Impact on airport safety

**E**

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

Dorset County Council 11 November 2014

#### Criterion C21 - Effects on cumulative impacts.

**B**

The site is a new mineral extraction in an area where there are other areas of mineral extraction. Site has been historically quarried.

Site nomination comprises a new proposal in an area where there is a high concentration and long history of mineral extraction.

It is potentially within 5Km from a town (Swanage) where allocations for the development of 200 dwellings, employment and retail facilities have been made in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy SE) and the Swanage Local Plan (Policy SS). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

This is within a popular tourist area, leading to higher levels of traffic on the roads in summer. The fact that development within this proposed nomination is likely to be a replacement for a quarry closed or closing, with no proposed intensification expected, reduces potential for cumulative impacts.

Dorset County Council 24.09.2014 & 11 November 2014

### **Possible Mitigation:**

The proposal will include assessment of and mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects.

### Topic: Social Considerations – Carbon Emissions

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

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

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<b>Criterion C22 - Impact on carbon emissions</b>	<b>B</b>
<p>Site will rely on road transport. Dorset County Council 11 November 2014</p>	
<p><b>Possible Mitigation:</b> 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**

<b>Criterion C23 – Impact on recreational land</b>	<b>D</b>
<p>Site is agricultural land, with no indication of formal/informal recreational use. Dorset County Council 11 November 2014</p>	
<b>Criterion C24- Impact on public rights of way</b>	<b>D</b>
<p>No rights of way cross the site or run adjacent to it. Dorset County Council 11 November 2014</p>	
<p><b>Possible Mitigation:</b> Further assessment will be undertaken at planning application stage with appropriate mitigation identified if necessary/appropriate. No further action required at this stage.</p>	

<b>Criterion C25 - Are the access proposals acceptable</b>	<b>B</b>
<p>Access is proposed onto Haycraft's Lane. This takes vehicles to the B3069, approximately 400m to the south or to the A351 approximately 1km to the north. Access onto Haycraft's Lane, presumed to be via the same access that serves Avalon, is narrow and does not have suitable geometry to accommodate HGVs. This is compounded by the very narrow nature of Haycraft's Lane at this point. The remainder of Haycraft's Lane, to the north and south, is very narrow, has limited passing opportunity and has poor forward visibility.</p> <p>To be acceptable in highway terms any proposal for this site would need to limit trips to and from the site to the very low levels that could reasonably be expected from the existing agricultural use of the land. Any proposal would also need to provide an acceptable access from the site onto Haycraft's Lane.</p> <p>If the site is limited to a very small number of trips as detailed above it can be assumed to have a B rating due to the poor nature of Haycraft's Lane.</p> <p>Dorset County Council 30.09.14</p> <p style="text-align: center;">-----</p> <p>PK21 Gallows Gore Site Assessment: This site must not be accessed off Haycrafts Lane which is signed as being unsuitable for large vehicles due to its extreme narrowness, limited passing opportunities and where pedestrians are forced to walk in the carriageway from the houses along this lane. It is considered that the site could be served by a new access onto the B3069 that lies to the south subject to adequate visibility be formed which appears possible.</p> <p>Dorset County Council January 2017</p> <p><i>Further comments to be added...</i></p>	

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

## Initial Site Assessment including Input from Specialist Consultees

### Traffic/Access

<b>Highways England</b>	<p><b>2015</b> <u>Purbeck Stone</u> Policy MS-5 lists the new sites and extensions to existing sites allocated to contribute to the adequate and steady supply of Purbeck Stone as follows:</p> <ul style="list-style-type: none"> <li>• Blacklands quarry Extension, Langton Matravers</li> <li>• Quarr Farm, Harmans Cross</li> <li>• Southard Quarry, Swanage</li> <li>• Downs Quarry Extension, Langton Matravers</li> <li>• Home Field, Acton</li> <li>• Quarry 4 Extension, Acton</li> <li>• Broadmead Field, Langton Matravers</li> <li>• Gallows Gore, Harmans Cross</li> </ul> <p>Given the distance of the sites and or the relatively small scale and therefore traffic generation, Highways England has no comment to make at this stage.</p> <p><b>December 2016</b> We note that, with the exception of Swanworth (PK16), all the (Purbeck Stone) sites are small-scale in nature, and therefore unlikely to generate significant quantities of traffic. The Swanworth site, which whilst large scale, is understood to be an extension of an existing quarry and is forecast to generate approximately 75 trips per day above that currently generated</p>
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### Public Rights of Way

<b>DCC Rights of Way</b>	Comments requested...
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### Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)

<b>Environment Agency</b>	<p><b>2015:</b> Environmental Constraints:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1 (least flood risk)</li> <li>• Secondary aquifer</li> </ul> <p>No objection to proposals and no further comments over and above those previously made in earlier consultations.</p> <p><b>Nov 2014</b> Groundwater and contaminated land We presume the Purbeck stone working would be done above the groundwater table. However, if there is to be any working beneath the water table, we would wish to be re-consulted.</p> <p>Flood Risk Prior written Land Drainage Consent may be required from the Lead Local Flood Authority (LLFA), Dorset County Council in this case) for works that could affect the flow of any ordinary watercourse.</p> <p>Studies required</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment - at planning application stage (mainly to address surface water drainage)</li> </ul> <p>Criteria</p> <p>Criterion C12 - Impact on hydrogeology or groundwater. We consider this should be classed as criterion 'C' because the site is located on a Secondary aquifer. In addition, there might be private water supplies in the vicinity of the site, the presence of these should be checked with the Local Authority Environmental Health team (Purbeck District Council), who may have records of these. These private water supplies should be protected.</p> <p>Criterion C13 – Impact on surface waters. There do not appear to be any significant water interests within 500m, therefore we believe the criterion would be classed as criterion 'D'.</p> <p>Criterion C14 - Impact on flooding or coastal stability.</p>
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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK21 – Gallows Gore

<b>Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)</b>	
	We consider this should be classed as criterion 'D' because the site falls within Flood Zone 1. However, your Flood Risk Management colleagues at Dorset County Council may hold information about other sources of flooding (e.g. surface water flooding) relating to this site. You should therefore consult them to confirm whether this is the case.
<b>Lead Local Flood Authority (LLFA) - DCC</b>	<p><b>PK21 Gallows Gore Site Assessment - No grounds for objection, subject to detail:</b></p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency's relevant flood modelling, and is not shown to be at any theoretical risk of surface water flooding, by relevant mapping. Given the prevailing topography and limestone geology, it is likely that surface water would be managed largely via infiltration. A site specific strategy of surface water management is a requirement for all development (NPPF), as no off site worsening should be offered. Both surface and ground water derived from the site is assumed to migrate north towards the Primrose Hill grouping of properties.</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 or ditch with the status of Ordinary Watercourse.</p>

<b>Landscape &amp; Visual Impact</b>	
<b>AONB Team</b>	<p><b>September 2015</b></p> <p>The Countryside &amp; Rights of Ways Act 2000 confirms that the purpose of designating Areas of Outstanding Natural Beauty (AONBs) is the conservation and enhancement of the natural beauty of the areas. NPPF section 115 states that: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty..."</p> <p>Dorset AONB Team considers that sites PK-08 (Quarr Farm) &amp; PK-21 (Gallows Gore) are likely to produce adverse effects of on the natural beauty of the AONB. Despite our general support of the on-going supply of local building stone, these sites would be unlikely to comply with a number of policies within the Dorset AONB Management Plan, principally due to their exposed locations.</p> <p>There will be some scope for mitigation through design and operation, such as a phased approach to extraction and restoration, as well as restricting stockpiling and buildings. However, there is concern that the residual impacts could be significantly harmful, due to the visibility of the sites along and across the Corfe Valley and from the Purbeck Ridge. This is principally because development within these two sites would extend a pattern of Purbeck Stone quarries onto the northward facing upper slopes of the Corfe Valley.</p> <p>There would be a cumulative effect should these sites be developed. The contribution of these sites to such cumulative effects is foreseeably substantial, as they would be likely to extend and notably increase the landscape and visual impacts produced by the nearby stone quarries. Overall, these two sites are much more visually exposed in comparison with the relatively foreshortened appearance of the nearby existing sites that are located on the cusp of the transition from the Corfe valley to the Purbeck plateau.</p>

<b>Nature Conservation – Biodiversity Impacts</b>	
<b>Natural England comments</b>	No comment

<b>Historic Environment</b>	
<b>Historic England Comments</b>	<p><b>2015</b></p> <p>Site Assessment – "The discovery of Iron Age and Roman period settlement remains at a site to the south-west of the proposal site indicates the present site's high potential for below-ground archaeology. There is also potential for industrial archaeological evidence of early quarrying. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D".</p> <p>(Criterion C11 – Impact on archaeology. Dorset County Council 16/9/2014).</p> <p>If the impact was "A" substantial harm, then this site, I assume, would be unacceptable in principle? As such, should this heritage consideration be addressed before the principle of a site is agreed and an allocation included in a development plan?</p> <p>I note that the SA appears to contradict this view of the DCC (further assessment is not required at this plan making stage). The LA may wish to clarify this matter.</p>

<b>Agricultural Land Classification</b>	
<b>DCC Minerals Team</b>	Grade 3/Grade 4