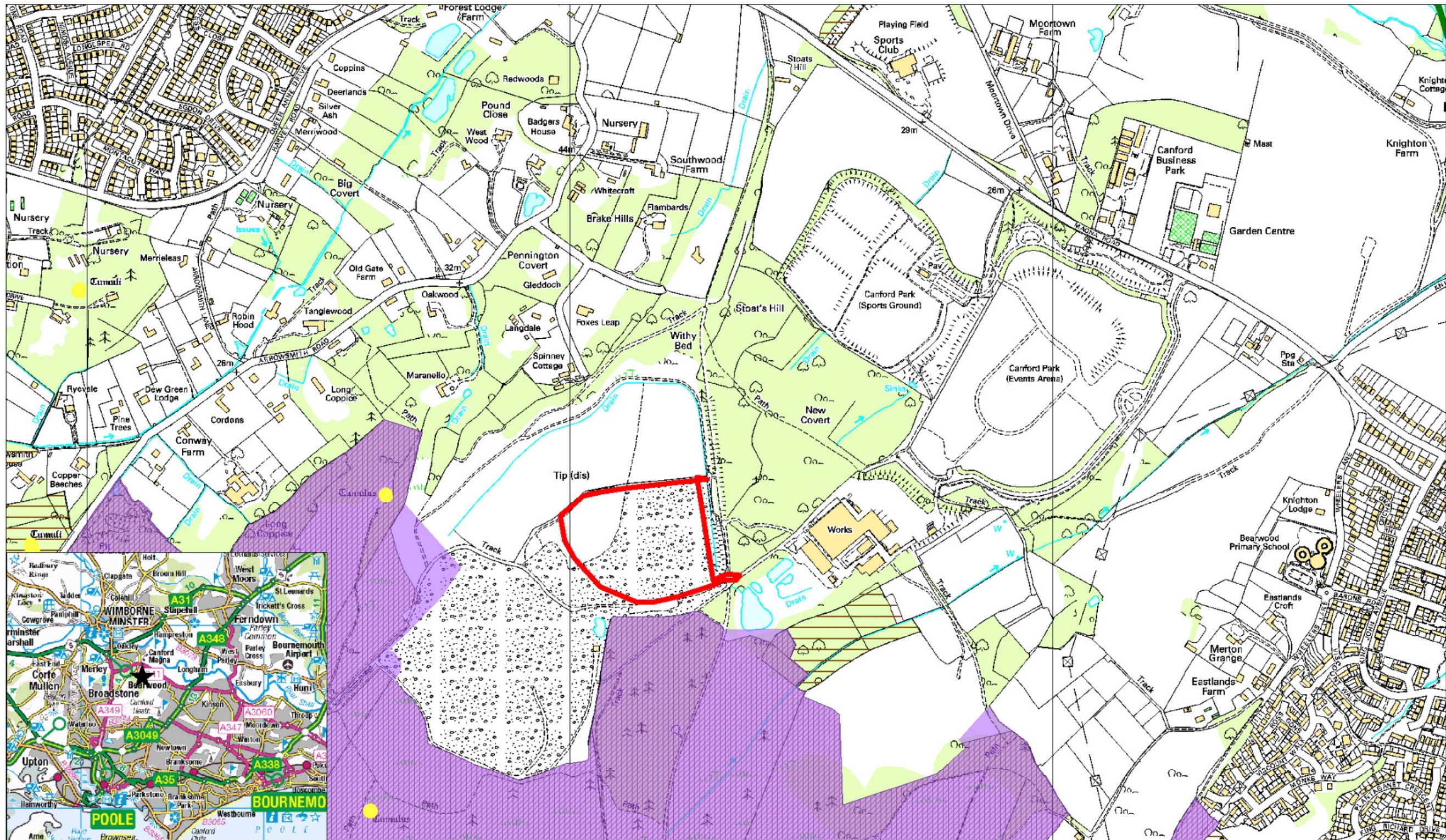


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of RA01 – Whites Pit




RA01 - White's Pit, Canford Magna

- Nominated site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway
- Scheduled monument
- ▲ Listed building
- SSSI
- SPA
- SNCI
- SAC
- Ramsar

Ref:
Date: 24/06/2016
Scale: 1:10000
Cent X: 396529
Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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Site Assessment of RA01 – Whites Pit

Site Information

Site Location	White's Pit, Canford Magna, Poole, Dorset Grid Reference SY032967
District/Borough	Borough of Poole
Ward	Merley & Bearwood
Site Nominee	WH White Ltd
Agent	Land & Mineral Management
Description of Proposed Allocation	<p>Planning permission has been granted until 2022 at the White's Pit site at Canford Magna for an integrated inert recycling facility, including the addition of a washing plant previously located nearby, for the provision of recycled aggregate.</p> <p>This permission has been implemented, and the integrated inert recycling facility is operational. It is this existing facility that is proposed for allocation in the Draft Mineral Sites Plan, recognising the strategic importance of the operation.</p> <p>Potential exists to produce up to approximately 250,000 tonnes per annum. Annual production in 2016 was approximately 150,000 tonnes.</p> <p>It is expected that allocation in the Mineral Sites Plan will facilitate the process of securing permanent consent for the facility, which in turn will encourage long term investment as well as maintaining the supply, with increased production efficiency, of high quality recycled aggregates.</p> <p>The facilities have the potential, subject to receiving the necessary approvals, to also process primary, land-won minerals produced from the construction phases of local committed development. The site could therefore offer a processing facility in close proximity to both the source and markets for primary minerals. Primary materials may be mixed with recycled aggregates to create blended products and those suitable for use in concrete production. The addition of a concrete batching plant to the site will also be considered in the future.</p>
Description of Site	<p>Whites Pit has been an operational landfill site for many decades with a wide variety of related activities. The landfill area has largely been restored but will continue to have a number of areas requiring ongoing remediation as well as management for habitat enhancement. The recycling facility has been established on the eastern side of the landfill, with an internal road linking it to the Site Control Centre and the Magna Road further to the east.</p> <p>The recycling area extends to approximately 5.8ha which includes the bunds established on the perimeter. To the east, outside of the recycling area is a surface water management pond which was constructed to manage run-off of rain water from the landfill. Immediately to the north and west are the restored areas of landfill and to the south a conifer plantation which will be partially removed in due course as part of the ongoing habitat enhancement works connected with the landfill.</p>
Summary of Site Designations/Constraints	<p>The site lies within a Green Belt designation.</p> <p>SPA/SAC/SSSI designations within 50m of the site.</p>
Relevant Local Planning Policy	<p>Poole Core Strategy – adopted 2009</p> <p>Policy PCS30 - Greenbelt</p>
Residential properties and other land uses in the vicinity of the site	<p>The closest residences to the inert recycling are approximately 250m to north, off Arrowsmith Road.</p> <p>Further south, beyond the site boundary is land designated as, Canford Heath SSSI and Dorset Heathlands SPA.</p>
Traffic Generation & Access Considerations	<p>The inert recycling area is accessed off the haul road which serves all these developments directly from the A341 to the north east. The access road off the public highway has been adequately constructed, with traffic light control for all vehicles.</p> <p>Traffic levels will not exceed those permitted for the current permission.</p> <p>The facility generates an average of 25 HGVs per day with at least 50% of its loads backhauling materials to reduce empty loads. Most loads are 20 tonnes. The source of the wastes received and the destination of the Planning Application for Retention of the Inert Recycling Facility recycled products created are very variable but the nature of inert materials is such that as a relatively low value material, it doesn't travel great distances as the haulage costs will outweigh any value that can be recovered from it. The routes which the HGVs delivering to and from the site use, will be dictated by the sources and markets for the material but in general are likely to be within the urban areas surrounding the site.</p> <p>The inert recycling operations use the established and purpose designed access off Magna Road (A341). The access road will be well maintained and surfaced to prevent any mud or debris reaching the public road.</p>

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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.	D
No significant impact Dorset County Council , 16/12/14	
Criterion C2 - Impact on areas used by Annex 1 bird species.	D
Probably no significant impact, but more information is required to determine the effect on Annex 1 Nightjar who are known to forage north from Canford Heath towards the Stour River and may cross this site. Dorset County Council , 16/12/14	
Criterion C3 - Impact on national designations.	D
No significant impact. Dorset County Council , 16/12/14	
Criterion C4 - Impact on protected species.	D
No significant impact. Dorset County Council , 16/12/14	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
No significant impact. Dorset County Council , 16/12/14	

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.	C
No additional comments. Dorset County Council 8.9.2014	

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 impact on any designated landscapes. Dorset County Council 09.09.14	
Criterion C8 – What is landscape capacity to accommodate proposed development.	D
Landscape capacity to accommodate the development is high, provided it is co-ordinated and designed in with the restoration of the remainder of the area. Dorset County Council 09.09.14	

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Criterion C9 – Impact on historic landscapes.	D
<p>Since this area has been quarried (I assume relatively recently), and provided that works only take place within the existing quarry, there should not be a significant impact.</p> <p>Dorset County Council 12/09/2014</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).

Criterion C10 – Impact on historic buildings.	D
<p>No impact on any listed buildings or their settings.</p> <p>Dorset County Council 11 November 2014</p>	
Criterion C11 – Impact on archaeology.	D
<p>My comments are similar to those for C9, above. The only way there could be significant archaeological impact would be if there were associated works outside the previously-quarried areas, or if the works had a significant visual impact on several Bronze Age barrows if the vicinity that are protected as Scheduled Monuments.</p> <p>Dorset County Council 12/9/2014</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.	C
<p>This criterion should be classed as 'C' because the site is located on a Secondary aquifer</p> <p>Environment Agency 4 December 2014</p>	
Criterion C13 – Impact on surface waters.	A ▶ B
<p>There appears to be a drain within the site boundary, therefore criterion C13 may need to be classed as criterion 'A'. However, this may be downgraded to criterion 'B' depending on the significance of the drain. There appear to be other water features within 250m of the site boundary.</p> <p>Environment Agency 4 December 2014</p>	
Criterion C14 - Impact on flooding or coastal stability.	D
<p>This criterion should be classed as 'D' because the site falls within Flood Zone 1.</p> <p>Environment Agency 4 December 2014</p>	

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

Criterion C15 - Impact on existing soils or land type (including BMV land).	D
<p>No impacts expected.</p> <p>Dorset County Council 31 December 2014</p>	

Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.	D
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No impacts expected.

Dorset County Council 31 December 2014

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

When the two currently separate aggregate recycling operations are integrated as proposed, the resulting operation will be the single largest producer of recycled aggregate in Bournemouth, Dorset and Poole. It will also produce washed aggregate, providing greater flexibility in use of the product. It will provide significant on-going benefits to the local and wider economy and will maintain local employment during working.

Dorset County Council 31 December 2014

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.

D

Properties within 250m, but no inter-visibility. Higher ground of White's Pit acts to block views and significantly minimises impacts.

Dorset County Council 31 December 2014

Criterion C19 - Impact on existing settlements.

D

Site is within, albeit on the edge of, the Poole urban area. However, it is well screened by the existing landform to north and west and existing trees to south and east and does not present any visual impacts. Traffic impacts are expected to be minimal, and are considered in more detail below.

Dorset County Council 31 December 2014

Criterion C20 - Impact on airport safety

D

Site is approximately 7 km from the airport, but there will be no wet working or restoration.

Dorset County Council 31 December 2014

Criterion C21 - Effects on cumulative impacts.

D

The proposal is within 5Km (by road) of Kinson District Centre, Bournemouth where housing, employment and retail development (supermarket and small retail units) will be permitted in accordance with Policies CS9 and CS10 of the Bournemouth Local Plan: Core Strategy (adopted October 2012) (Site details not available). Traffic arising from the new development will add to general traffic levels on the A341.

Dorset County Council 24.09.2014

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 road transport for access.

Dorset County Council 31 December 2014

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Topic: Social Considerations

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

Criterion C23 – Impact on recreational land	D
Site is currently used for recycled aggregate production and does not include any land used for recreational purposes. No impacts expected. Dorset County Council 31 December 2014	
Criterion C24 - Impact on public rights of way	D
No public rights of way cross the site or run near the site. No impacts expected. Dorset County Council 31 December 2014	
Criterion C25 - Are the access proposals acceptable	C
Access is from an A-Road via signalised junction and private haul road. Congestion occurs at both Gravel Hill Junctions and Bear Cross Roundabout. Additional LGV traffic would have a disproportionate effect on queuing in peak periods, but the proposal is not expected to generate additional traffic. Borough of Poole/Dorset County Council 30.09.14	