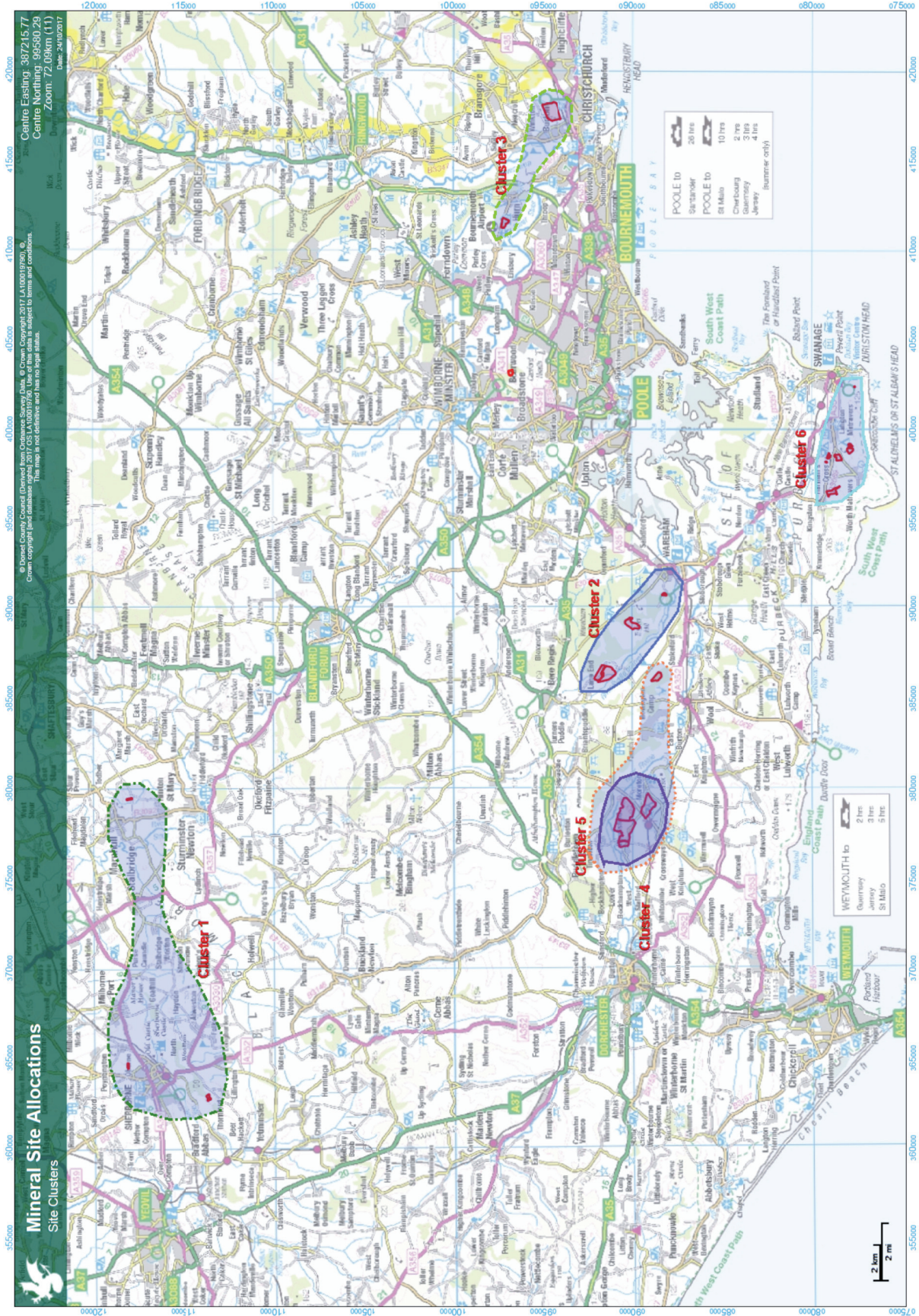


Figure 4: Mineral Site Clusters



### Cluster 1 – Other building stone sites

8.15. The three 'Other Building Stone' allocations in the north of the county, BS02, BS04 and BS05 (see Figure 3 above, shown in green das-dot line), form a loose cluster, particularly the two around Sherborne. The District Excerpts Map 1 (above) indicates employment or housing allocations around Sherborne and Sturminster Newton. However, all three of these Building Stone sites are small-scale and low impact, and all are proposed extensions of existing sites, not expected to be worked simultaneously with the existing sites. It is not expected that they will lead to cumulative or other similar impacts during their development.

### Cluster 2 – C7 Wareham to A35 – Ball Clay and Aggregates

8.16. There are three site allocations served by this road – AS12 Philliol's Farm, BC04 Trigon Hill Extension and AS15 Tatchell's (Figure 3, solid blue line). The ball clay site, BC04, is an extension of an existing site. AS15 Tatchell's is an extension of an existing site, but it has not been operational for years, so if AS15 is developed it will seem like a new site. AS12 Philliol's Farm is a new site. In addition, housing and employment allocations are identified at Wareham.

8.17. These sites are not close to each other and not expected to be inter-visible. It is expected that the main cumulative impact will be traffic related, through the C7 carrying additional traffic. Most of the aggregate quarry traffic will move to and from the A35, and traffic heading south-eastward towards Wareham would be mostly carrying out deliveries. For BC04 Trigon Hill Extension, traffic will head towards Wareham to access the Furzeyground ball clay processing site south of Wareham.

8.18. Trigon Hill Extension is an extension of an existing operation, and it is expected that it will not be worked simultaneously with existing site – although the existing ball clay site will likely be in the process of restoration while the extension is worked. No sand and gravel is proposed to be extracted and removed with the ball clay. It is therefore expected that the traffic movements identified for Trigon Hill Extension will represent a reduction in traffic movements, from what has at times been generated from the Trigon Hill site.

8.19. The aggregate sites, Philliol's Farm and Tatchell's are essentially new sites, as there has been no extraction from Tatchell's for some time. Tatchell's is relatively small, and will be worked quickly. Both sites will be subject to a detailed transport assessment at the planning application stage, identifying impacts and appropriate mitigation. Options such as restricting quarry traffic in rush hour are possible.

**Table 11 – Traffic Movements along the C7**

Site	HGV <u>movements</u>	North (two-way)	South (two-way)
<b>Tatchell's</b>	40	30 (75%)	10 (25%)
<b>Philliol's Farm</b>	80	65 (c.80%)	15 (c. 20%)
<b>Trigon Hill Extension</b>	c. 40 – Ball Clay only	5 (c.12%)	35 (c.88%)
	<b>Total</b>	<b>100</b>	<b>75</b>

8.20. There are several camping and caravan sites along the C7 all of which have suitable entrances. Towards the south of the C7 there are a significant number of dwelling houses but these are within the 30 mph zone and, as described above, there are no existing accident problems.

8.21. The junction between the C7 and A35 at the northern end of Sugar Hill has no existing accident or

capacity problem. The proposed minerals extraction sites along Sugar Hill could potentially add 100 movements (50 in each direction) through this junction over the course of a typical day. This is in the order of up to 12 movements per hour. Whether the junction can handle this loading will be tested at planning application stage.

- 8.22. The Mineral Sites Plan Development Guidelines for Tatchell's and Philliol's Farm site allocations could specify that the two sites will not be worked simultaneously unless it can be clearly demonstrated that the highway network can safely accommodate this increased level of traffic movements.
- 8.23. A proportion of traffic travelling south on the C7 will continue to travel north on the A351 towards the Bakers Arms roundabout. Trips from Trigon to Furzebrook would turn south down the A351 but the processed product would in turn be transport further afield on the northern section of the A351.
- 8.24. This route already carries high levels of traffic, with peak hour congestion. However there should be no increase in ball clay traffic, and as noted above Philliol's Farm and Tatchell will not be worked together unless it can be demonstrated that the highway system can accommodate the traffic generated. There is also the option of preventing quarry traffic during peak traffic times.
- 8.25. It is therefore expected that the allocation of these sites could lead to cumulative impacts, depending on the timing of when the sites are worked. However it is expected that appropriate mitigation could be put place to offset the impacts, and the potential impacts are not significant enough to prevent the allocation of these sites.

### **Cluster 3 – Hurn Court Farm and Roeshot – Aggregates**

- 8.26. These two sites, AS09 and AS13 respectively, are located north and east of Christchurch, enclosed by a green broken line on Figure 3 above. Both sites would primarily serve the Bournemouth/Poole/Christchurch urban area. AS09 Hurn Court Farm would be an extension of an existing site. AS13 Roeshot is the western part of a larger site, the eastern part of which is in Hampshire and is currently the subject of a planning application, expected to be determined this year. If permitted, the Dorset part of Roeshot would be extension of the Hampshire part.
- 8.27. The key cumulative issue for both sites is traffic, as traffic levels are already high in both areas. Housing allocations are proposed in Christchurch and in West Parley. The Christchurch Urban Extension south of Roeshot is particularly relevant.
- 8.28. The A35 is one of the busiest roads in Dorset. The expectation is that the site could generate 100 two-way HGV movements per day meaning that an additional 80 HGVs could be expected on the A35 corridor. This constitutes an 11% increase in HGV traffic.
- 8.29. This route already operates at capacity in peak periods. It would therefore be necessary to ensure that vehicles do not enter and exit the site at peak hours as far as possible. Given that that this mineral extraction will generate a substantial increase in HGV movements on the westbound A35 through Christchurch, Dorset County Council will seek contributions from quarry operators for the implementation of measures to mitigate the effects of HGVs on the Dorset network.
- 8.30. However, as both sites are expected to be extensions of existing proposals should they be developed, it is expected that issues such as traffic impacts mitigation will already have been addressed and therefore unlikely to completely prevent these allocations being developed themselves. Further mitigation may be identified.
- 8.31. Other issues such as restoration of already worked areas and mitigation of amenity would be dealt with at the planning application stage.

### **Cluster 4 – Station Road, Hurst Farm and Woodsford – Aggregates**

- 8.32. Cumulative impacts for these sites – indicated on Figure 3 with a solid purple outline – include traffic, with impacts primarily on the B3390 and amenity. Cumulative impacts, particularly for traffic, are exacerbated with proposals for built development around Crossways and at Moreton Station.
- 8.33. There are two potentially sensitive sites on the highway network that need to be considered. These are the Hurst Bridges and the junction between the C80 and B3390 at Waddock Cross. Hurst Bridges

are two narrow bridges on the B3390 just to the north of the Hurst Farm site. There has previously been an accident problem at this location and some concern has been raised over the impact of proposed minerals sites. The bridges are within a de-restricted (60mph) speed limit and there are vertical and horizontal alignment issues on the approaches. The Waddock Cross junction is at the top of a small rise and there was some concern with visibility problems due to the vertical alignment of the carriageway.

- 8.34. A Transport Assessment with modelling has been carried out for the local network, taking into account both existing and proposed built and minerals development - proposed by Dorset County Council as Mineral Planning Authority and Purbeck District Council and West Dorset District Council as Local Planning Authorities. The study concluded that there was capacity for all the proposed development, both for minerals and for housing. This report can be seen at: .....
- 8.35. In terms of amenity, this primarily includes visual impacts from the amount of land being quarried at any one time and noise from more than one site being worked simultaneously. It is more relevant to AS26 Hurst Farm and AS19 Woodsford Extension – AS25 Station Road is spatially removed and largely screened by trees. Apart from the cumulative traffic impacts already mentioned, it will contribute relatively little cumulative impact.
- 8.36. The signage and lining at Hurst Bridges has been improved in the last five years. Advice from Traffic Management suggests that there is ample advanced warning to motorists of the narrow bridges and that there is no further suitable action that can be taken at this location.
- 8.37. Visibility at the Waddock Cross junction has been accurately measured from the point of view of an HGV driver, whose eye level is considerably higher than a driver in a car or van. The results showed that there was ample visibility for vehicles turning into or out of the C80. Accidents at this location were mainly as a result of cars ignoring or not noticing the give way with only one citing visibility as an issue. The proposed increase in traffic here is therefore not thought to present a problem in highway safety or capacity.
- 8.38. It is accepted that Hurst Farm and Woodsford Extension have the potential to give rise to cumulative impacts on amenity, depending on the timing of their working. This is exacerbated by the fact that the two sites are in different ownerships. This issue will be flagged up in the Development Guidelines to be addressed at the planning application stage. It is expected that protection offered through local and national planning policy will satisfactorily address the impacts.
- 8.39. There are secondary benefits to be realised from the development of both Woodsford Extension and Hurst Farm. Post mineral working, the creation of multi-functional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, contribute towards overall reduction in phosphate, nitrogen and sediment load in the lower reaches of the River Frome and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird.
- 8.40. There are synergistic effects between two of these proposed sites, Hurst Farm and Station Road. Both sites are in the same ownership, and it is proposed that a single processing plant will be located at Hurst Farm and used to process the mineral from both sites. The two sites will essentially be worked as one, which will minimise impacts e.g. there will be no need for two processing plants, and only one site will be worked at any one time. If for any reason one or both of the sites are reduced in size, there is still potential for both to be worked as they will essentially comprise one site, providing enough mineral to justify their development.

#### **Cluster 5 – Cluster 4 Plus AS06 Great Plantation on the C80 Puddletown Road**

- 8.41. Cluster 5 is a combination of Cluster 3, as described above, along with the AS06 Great Plantation site on Puddletown Road (C80). It is shown in [Figure 4](#), outlined in an orange dotted line. The Great Plantation site, if ultimately developed, would be a follow-on site/extension after Hyde Pit, a current aggregates quarry. There would be no intensification of traffic.
- 8.42. These sites are all considered together since it is expected that some of the traffic generated by

Cluster 4 will head north along the B3390 to Waddock Crossroads, then eastwards along the C80 then northwards towards Bere Regis on the C6. The C6 would also carry traffic from Great Plantation and from other sites on the Puddletown Road and additional traffic from Wareham allocations through part of Bere Regis, to access the A35/A31. Bere Regis could therefore experience cumulative impacts from increased traffic.

- 8.43. There is an existing first school on the east side of the C6 Rye Hill in Bere Regis. It should be noted that there is a possibility that the existing first school will be moved to a new site and enlarged to form a primary school (Purbeck Local Plan – Part 1 November 2012). This would potentially remove the school from the route taken by HGV's to the A31/A35.
- 8.44. The school is within the 30mph zone. There are advanced warning signs, including flashing lights, and 'slow' markings on the road as well as a zebra crossing serving the school.
- 8.45. While an increase of Heavy Goods Vehicles may impact upon amenity, there is no reason to suggest that it could not be safely accommodated on the existing highway network or that it would impact on the capacity of the network. The Highways Agency is responsible for these roads and will be consulted on the potential impact.

#### **Cluster 6 – Purbeck Stone sites**

- 8.46. Seven Purbeck Stone site allocations have been proposed, all on the Purbeck Plateau and most around Worth Matravers/Acton. One lies to the south of Swanage. All, with the exception of PK-16 Swanworth Quarry Extension, are relatively small and produce Purbeck Stone for building/roofing/walling uses. All, with the exception of Gallows Gore, are extension sites, following on sites from existing quarries.
- 8.47. Cumulative traffic impacts are expected to be minimal, since all sites follow on from existing operations. The exception is Gallows Gore, and this is not expected to be a problem either, as the stone would be extracted in time-limited campaigns and taken to a nearby service area to be processed and sold. Output from the service area would remain relatively constant.
- 8.48. Cumulative visual impacts, both locally and with wider impacts on the AONB, are also relevant. These will be identified in the Development Guidelines for the relevant sites and the visual impacts will need to be addressed at the planning application stage if not before. The site allocations, with the exception of part of Swanworth Quarry (which is not being treated as a Purbeck Stone dimension stone quarry) are all within the Purbeck Stone Area of Search identified in Policy PK-2 of the 2014 Minerals Strategy.

#### **Recycled aggregate**

- 8.49. The recycled aggregate site, RA01 at Canford in Poole, is already implemented through an existing, temporary permission. It did not involve any new development or a new site, and no intensification is proposed. It does not sit readily in any clusters.

## 9. Health Impact Assessment

### Introduction

- 9.1. Health Impact Assessment (HIA) helps to shape emerging plans by predicting the health consequences of a proposal or policy being implemented. Mineral extraction, processing and transportation can have implications on the public health and wellbeing and HIA seeks to anticipate health impacts, for which mitigation can be identified and implemented. As with Sustainability Appraisal, HIA also helps to identify potential benefits that may arise e.g. benefits of specific site restoration.

### Appraisal

- 9.2. HIA has been integrated into the SA/SEA process in two ways. The two stage assessment process that has been followed to assess each site is described above in paragraphs 8.2 to 8.8. Both Stage 1 and Stage 2 have specific criteria or objectives which consider human health.
- 9.3. For Stage 1, the most relevant site assessment criteria are: *Site Selection Criterion C18: Does the proposal have any impact on Sensitive Human Receptors?* and *Site Selection Criterion C19: Does the proposal have any impact on existing settlements?* There are other criteria also relevant, including countryside recreation and access, air quality, water/flooding. Each site nomination has been assessed against all criteria, so health impacts and issues have been identified at an early stage.
- 9.4. For Stage 2 application, the 2015 Sustainability Appraisal Scoping report contained eighteen sustainability objectives, two of which are directly relevant to the assessment of health impacts; SA Objective 17 'To sustain the health and quality of life of the population' and SA Objective 8 'To protect and improve air quality'. Other objectives are also relevant to the assessment of health impacts including; SA objective 13 'To encourage sustainable economic growth' and SA objective 18 'To enable safe access to countryside and open spaces'. Draft Sustainability Appraisal reports were prepared for the 2015 and 2016 consultations, so again health impacts have been identified and addressed at an early stage.

### Consultation

- 9.5. Public consultation on the Mineral Sites Plan has raised various issues concerning health, including noise, dust and traffic, for a number of the proposed site allocations. In plan preparation, such impacts are addressed through the development of vision/objectives that take into consideration the need to address health impacts. The vision/objectives of the 2014 Minerals Strategy, which are also the vision/objectives of the Mineral Sites Plan, do make reference to protecting local communities. These are fixed, and will not be revised through the preparation of the Mineral Sites Plan.
- 9.6. The various elements of the vision and objectives are delivered through the choice of policies, and wording of the policies, for the plan. The 2014 Minerals Strategy includes a number of development management policies which will protect local communities, including Policy DM1 - Key Criteria for Sustainable Minerals Development, Policy DM2 - Managing Impacts on Amenity (the key policy), Policy DM3 - Managing the Impact on Surface Water and Ground Water Resources and Policy DM8 - Transport and Minerals Development. Other policies, such as RS1 requiring timely restoration of sites, are also relevant. At planning application, these policies will be applied to ensure the health of communities and individuals is protected.
- 9.7. Although the Mineral Sites Plan does not contain further policies to specifically address the health of communities, all the development management and other policies of the 2014 Minerals Strategy will apply to the proposed site allocations, and in this way will address any potential health impacts.
- 9.8. The individual site appraisals (Appendices A, B and C) each include separate consideration of health issues, identifying the relevant impacts and stating how these will be addressed. Health issues are not specifically mentioned in the Development Guidelines of each proposed site allocation – it is taken that all the proposals, if received as planning applications, will include Environmental Impact Assessment which will include health issues, with appropriate mitigation as required by 2014

## 10. Equalities Impact Assessment

### Introduction

- 10.1. When adopted, the Mineral Sites Plan will support and complement the 2014 Minerals Strategy by identifying the areas/sites required to provide for ongoing mineral provision. It will provide for improved restoration and long-term management in the Puddletown Road area, and also for improved safeguarding of existing mineral sites.
- 10.2. When adopted, it will supersede the last remaining extant policies of the 1999 Minerals and Waste Plan, thereby replacing that Plan.

### Who will it impact upon?

- 10.3. Virtually everyone in Bournemouth, Dorset and Poole uses minerals in some way, but it is not always obvious how they are being used. Minerals are relevant to most residents/businesses, but the actual impacts of mineral working can be more focused. National policy, and development management policies of the 2014 Minerals Strategy, are intended to ensure residents and businesses are protected from the potentially harmful effects of mineral working.
- 10.4. Minerals can only be worked where they are found. This does mean that residents/communities living in areas where minerals are found are likely to experience impacts that that residents on non-mineral areas do not. This is unavoidable, and the Mineral Planning Authority will use conditions attached to a planning permission to mitigate these impacts.
- 10.5. Sites proposed for allocation for new mineral development have been selected from across the Plan area, on the basis that they are in an area where mineral is found and they are considered suitable for mineral working. To be suitable, the Mineral Planning Authority will have to be satisfied that impacts of mineral working on nearby residents/communities can be satisfactorily mitigated. This is done at the planning application stage, applying national policies and local policy, primarily from the 2014 Minerals Strategy.
- 10.6. During implementation of the Plan, and development of the allocations, the Mineral Planning Authority as noted will usually require detailed assessment of possible impacts, and apply conditions necessary to mitigate these impacts to an acceptable level.

### Potential Impacts

- 10.7. Tables 13 and 14 below consider possible impacts on identified characteristics, that the Mineral Sites Plan could affect.

**Table 12: Does or could the service, strategy, policy, project or change have an impact upon the following:**

Protected characteristic	Positive impact	Negative	No Impact	Unclear
Age				
Disability				
Gender Reassignment				
Pregnancy and Maternity				
Race and Ethnicity				

Protected characteristic	Positive impact	Negative	No Impact	Unclear
Religion and Belief				
Sex				
Sexual Orientation				
Other socially excluded groups (carers, rural isolation, low income, military status)				

**Table 13: Does this have any impact on the workforce in relation to the following:**

Protected characteristic	Positive impact	Negative	No Impact	Unclear
Age				
Disability				
Gender Reassignment				
Pregnancy and Maternity				
Race and Ethnicity				
Religion and Belief				
Sex				
Sexual Orientation				
Other socially excluded groups (carers, rural isolation, low income, military status)				

**Comment**

- 10.8. The Pre-Submission Draft of the Mineral Sites Plan proposes the allocation of 21 sites for future mineral working. It also proposes an aggregates Area of Search, the Puddletown Road Policy Area and improved safeguarding of existing mineral sites. The proposals and policies in the Plan apply to the community as a whole, but since minerals can only be worked where they are found, residences/communities in mineral bearing parts of Bournemouth, Dorset and Poole are more likely than the rest of the area to experience the impacts of mineral working.
- 10.9. However, within and around mineral bearing areas there is no evidence to suggest that the Plan, either in preparation or implementation, is likely to impact on specific equality groups any differently from the impact on the general population.



- 10.10. All potential sites nominated for inclusion in the Plan are thoroughly assessed to identify the ones expected to cause the least impacts on communities and the wider environment. No new mineral development takes place directly as a result of the Plan; before new mineral development takes place an operator must submit a planning application to the Mineral Planning Authority for assessment and determination. An Environmental Impact Assessment will be carried out on the process of determining planning applications for mineral development. At plan implementation, identified impacts are mitigated to acceptable levels by thorough assessment and application of controls such as planning conditions.
- 10.11. The plan preparation process, including consultation, is intended to be as inclusive as possible. Various draft versions of the plan will have been through up to five separate public consultations. The Mineral Planning Authority have a statutory duty to consult widely, and the Mineral Planning Authority has made the preparation process as inclusive as possible, as described in the Consultation Statement (see our website for more detail) and also below.

### **Consultation**

- 10.12. The preparation of the Mineral Sites Plan has included a number of stages of consultation. During each consultation the Mineral Planning Authority has gathered the views of the local community and other relevant stakeholders. A key outcome therefore is a plan which reflects the views of the local community and aims to minimise adverse impacts on them.
- 10.13. Specific consultation bodies, general consultation bodies and other consultation bodies are detailed in the Town and Country Planning (Local Planning (England) Regulations 2012) and in Dorset County Council's adopted Statement of Community Involvement (2013). The general consultation bodies specifically include:
- Bodies which represent the interests of different racial, ethnic or national groups
  - Bodies which represent the interests of different religious groups
  - Bodies which represent the interests of disabled persons
- 10.14. A wide range of groups and individuals across the gender, age, belief/faith, Disability and race strands have been consulted throughout the preparation of the Mineral Sites Plan.
- 10.15. A variety of methods of consultation have been used during each consultation period and documents have been made as widely available as possible, within budget restrictions. Where possible, the contribution of different geographical groups has been monitored. Copies of the consultation documents have been made available in District/Borough Council Offices, as well as the Mineral Planning Authorities and in libraries. These buildings are intended to be fully accessible., if anyone has difficulties access the documents elsewhere.
- 10.16. The following statement has been included on the reverse cover of the consultation Mineral Sites Plan *'All documents can be made available in audio tape, large print and Braille or alternative languages on request.'* Officers try to be as helpful as possible in dealing with requests for assistance, including copying sections of the planning documents for people who cannot access them otherwise.
- 10.17. Responses to the consultation have been considered fully with additional information sought where appropriate to address issues raised through representations.

### **Access to Plan Sites**

- 10.18. The general public does not normally have a need to access mineral workings, so there is not normally a need to ensure that allocated sites are publicly accessible. The exception is where some quarries sell mineral directly to the public – this is a commercial undertaking and not a statutory requirement, and the Mineral Planning Authority is not required to ensure such access.
- 10.19. In the case of commercial supply of mineral, equality groups could have improved employment opportunities through access to quarries. However, such opportunities are again limited to locations where mineral is found, and quarries have been permitted.

## **Conclusion**

- 10.20. The Mineral Sites Plan is a strategic level document that is concerned with minerals planning policies and the identification of sites based on a rigorous site selection exercise and planning merit; as such it is unlikely to impact people within the equality groups any differently than from the impact on the general population of Bournemouth, Dorset and Poole – apart from the fact a noted that mineral bearing areas will experience the effects of mineral working to a greater extent than other non-mineral bearing areas.
- 10.21. To date none of the responses received during consultations have highlighted evidence which indicates that there is an apparent impact on any of the protected characteristics identified in Tables 13 and 14.

## 11. Mitigation

11.1. All of the assessed sites are proposed for sand and gravel extraction in rural areas and are likely to have common ancillary effects. Some impacts may not arise due to local circumstances but, where present, they are likely to be as summarised below.

### Mitigation Proposals

11.2. Minerals extraction gives rise to similar generic impacts. The resulting generic mitigation proposals are listed below. Note that these are **examples** of what will be required, and implemented, for the sites to be developed – this does not mean that every one of these mitigation measures will be implemented in each case. Every site is assessed, including at planning application stage, on its merits.

- Buffer zones along edges of the site bordering or close to sensitive human or natural receptors – aim is to directly reduce impacts (e.g. increased distance to dissipate noise) or the risk of them occurring (e.g. increased distance reducing risk material could be blown into nearby field drains);
- Bunding along edges of the site bordering or close to sensitive human or natural receptors to again increase separation while also providing a physical barrier to deflect noise and screening to reduce visual impacts;
- Vegetation screening along edges of the site bordering sensitive human receptors to reduce visual impacts with reduced loss of the workable area of the site; screens can also reduce impacts of dust blown off-site;
- Dust suppression measures including watering of internal haul roads during periods of dry weather and wheel-washing facilities for on-site plant and lorries taking material off-site;
- Discharge controls on the quantity and quality of water pumped from a site that is being dewatered to limit impacts of the adjacent water environment, particularly if this is sensitive;
- Routeing agreements to prevent or limit lorry movements through nearby villages or those along the route to the strategic road network to limit a range of amenity impacts on all properties whether or not they are designated;
- Controls on working hours to limit noise and other impacts – these are likely to apply only where working is extremely close to human receptors;
- Noise limits and emissions controls on compressors and similar machinery on the site;
- Limits on simultaneous working of sites within a cluster to reduce the risks of a range of cumulative effects on air and water quality, traffic levels and other impacts affecting local amenity. In practice operators will tend to work sites in sequence to maintain the required landbank over a long period but this does not preclude some simultaneous working.

## 12. Monitoring

- 12.1. The SEA Directive (European Directive 2001/42/EC “The assessment of the effects of certain plans and programmes on the Environment”) requires that the significant environmental effects of implementing a plan of programme should be monitored in order to identify at an early stage any unforeseen adverse effects, and to be able to undertake appropriate remedial action. SA monitoring will cover significant sustainability effects as well as the environmental effects.
- 12.2. Monitoring already plays an important role in the performance management of the minerals planning process in Bournemouth, Dorset and Poole. Between April 2004 and March 2012 monitoring was presented in the form of Annual Monitoring Reports (AMRs). These reports were required under the Planning and Compulsory Purchase Act 2004. AMRs assessed progress on the preparation of development plan documents and numbers of applications considered by the Minerals and Waste Planning Authority. They also contained data on waste arisings and management. The county council produced seven Annual Monitoring Reports since 2004 and these can be found on our website.
- 12.3. The 2014 Bournemouth, Dorset and Poole Minerals Strategy included a monitoring framework, with indicators. This includes monitoring of the policies for minerals provision and environmental and amenity protection, key aims of the Mineral Sites Plan. The 2014 Minerals Strategy policy monitoring, as it becomes established, is recorded in the AMRs for 2015, 2016 and 2017, and will be directly relevant to the implementation and monitoring of the Mineral Sites Plan.
- 12.4. In addition to this, the Mineral Sites Plan has its own monitoring framework, and the key indicators to be monitored and relevant conclusions will be included in the Annual Monitoring Reports. The monitoring framework is set out in section 7 of the Draft Mineral Sites Plan and contains more detail on the monitoring indicators and how they will be measured.

## 13. Sites – Assessed, Permitted and Withdrawn

**Table 14: Stage 2 Appraisals for Sites Proposed for Allocation – see Appendix A**

### **Aggregates**

AS06 – Great Plantation

AS09 – Hurn Court Farm

AS12 – Philliol’s Farm

AS13 – Roeshot

AS15 – Tatchell’s

AS19 – Woodsford Extension

AS25 – Station Road

AS26 – Hurst Farm

### **Crushed Rock**

PK-16 – Swanworth Quarry Extension

### **Ball Clay**

BC04 – Trigon Hill Extension (Trigon West)

### **Recycled Aggregates**

RA01 – White’s Pit

### **Other Building Stone**

BS02 – Marnhull (Whiteways Lane) Quarry Extension

BS04 – Frogden Quarry Extension

BS05 – Whithill Quarry Extension

### **Purbeck Stone**

PK02 – Blacklands Quarry Extension

PK10 – Southard Quarry  
PK15 – Downs Quarry Extension  
PK17 – Home Field  
PK18 – Extension to Quarry 4  
PK19 – Broadmead Field  
PK21 – Gallows Gore

**Table 15: Stage 2 Appraisals for Sites Not Proposed for Allocation but not Withdrawn or Permitted – see Appendix B**

**Aggregates**

AS08 – Horton Heath (including AS27 Clump Hill)

**Purbeck Stone**

PK08 – Quarr Farm

**Table 16: Sites Withdrawn (or not being promoted) or Permitted – see Appendix C**

**Aggregates**

AS01 – Binnegar (permitted)  
AS02 – Cannon Hill (withdrawn/no longer promoted)  
AS03 – Crossways (withdrawn/no longer promoted)  
AS05 - East Parley Residual Reserve (withdrawn/no longer promoted)  
AS10 – Moreton Plantation (withdrawn/no longer promoted)  
AS11 – Parley Court (withdrawn/no longer promoted)  
AS14 – Sturminster Marshall (including George Land) (withdrawn/no longer promoted)  
AS17 – Uddens (withdrawn/no longer promoted)  
AS18 – Wimborne (withdrawn/no longer promoted)  
AS20 – Came Home Farm (withdrawn/no longer promoted)  
AS22 – Trigon Hill Extension (aggregates) – (withdrawn/no longer promoted)

AS23 – Gore Heath (withdrawn/no longer promoted)

AS24 – Purple Haze (South) (withdrawn/no longer promoted)

AS28 A&B – Gallows' Hill A&B

### **Ball Clay**

BC01 – Carrot Bank (withdrawn/no longer promoted)

BC05 – Dorey's – Holme Heath (permitted)

BC06 – Woolsbarrow (withdrawn/no longer promoted)

### **Other Building Stone**

BS01 – Manor Farm, Melbury Abbas (withdrawn/no longer promoted)

BS03 – Sloe's Hill, Symondsbury (withdrawn/no longer promoted)

### **Portland Stone**

PS01 – Bowers Mine Extension

PS02 – Perryfield Quarry Extension (withdrawn/no longer promoted)

### **Purbeck Stone**

PK03 – California Quarry (withdrawn/no longer promoted)

PK11 – St Aldhelm's Quarry Extension (permitted)

PK12 – Kingston Hill (withdrawn/no longer promoted)

PK20 – Crack Lane (withdrawn/no longer promoted)

## 14. Appendix A – Proposed Site Allocations

### Assessing the Sites

The following appendices (A, B and C) present the Sustainability Appraisal assessments for the various sites that have been considered through the preparation of the Draft Mineral Sites Plan.

Appendix A comprises the sites that are proposed as allocations in the Draft Mineral Sites Plan.

Appendix B comprises the sites that are not proposed as allocations, but neither have they been withdrawn or permitted.

Appendix C comprises the sites that have been considered but were withdrawn from consideration, or permitted, and in both cases are no longer under consideration.

Each site assessment uses the following scoring (below) from strong negative to strong positive, with categories for 'no effect' or 'uncertain'.

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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An attempt has been made to take into consideration timescales as well, setting out expected/potential impacts while the site is being prepared and worked (column headed 'Effects – P/W') and also the expected effects/benefits after working (column headed 'Effects – R/A) for Restoration and Afteruse.

Each colour and letter 'score' is meant to represent impacts **without** mitigation. A red or orange score does not mean that mitigation is impossible, it is usually possible.



## Aggregates: AS06 Great Plantation

Site Name/Location: <b>AS06 Great Plantation</b>		Nominee/Agent: SLR Consulting for Hanson UK	
Mineral Type: Sand/Gravel		Local Authority: Purbeck District Council	
Site Area: c. 15 ha	Production: c. 200,000 tpa	Reserve: c. 2 million tonnes	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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**N.B. In response to previous assessments on an earlier and larger area, which indicated significant impacts from working, the site area has been reduced. This assessment is based on this reduced area.**

### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	-	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Mineral extraction from within the proposed area may lead to effects on European/international designations from proximity and displacement of recreation.</li> <li>There may also be effects on species typical of European sites (including smooth snake, sand lizard, Dartford warbler, nightjar and woodlark).</li> <li>The revised site boundary will undoubtedly lead to smaller potential effects but these still cannot be discounted</li> <li>Area is used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands, although the contribution of Great Plantation is probably small given</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment under the Habs Regs, including ecological surveys and hydrological reports, will be required when at planning application stage, with appropriate mitigation identified.</li> <li>Heathland restoration and public access to be created.</li> <li>Nature conservation designations to be removed from proposed development area, with appropriate boundary established.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>its relative isolation from Wool and Wareham.</p> <ul style="list-style-type: none"> <li>Working this area could lead to significant risk of adverse effects on European sites.</li> <li>Restoration to heathland/forestry with open access has the potential to restore these benefits.</li> </ul>	
	-	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area 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.</li> <li>The site has the potential to be included in a revision to the Heathland SPA boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Heathland restoration and public access to be created.</li> <li>Provision of an offsite heathland support area will compensate for effects on Annex 1 birds.</li> <li>Restoration to heathland (rather than forestry plantation) will also ensure potential benefits to Annex 1 birds are realised after mineral extraction is complete.</li> </ul>
	?	+		
	-	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>Area likely to support rich invertebrate assemblage in existing rides contributing to maintenance of species within SSSI.</li> <li>Restoration should include appropriate habitats to support invertebrates.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological assessment (Phase 2 invertebrate surveys) will be needed to fully assess the impacts of mineral extraction to ensure the proposals do not lead to unacceptable impacts. Restoration to include creation of invertebrate habitat.</li> <li>Restoration to heathland rather than forestry plantation will be key in mitigating effects on species linked to the SSSI. If the overall area of open heathland is increased there is potential to increase key invertebrate populations.</li> </ul>
	--	+		
	-	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>The revised site boundary will reduce impacts on protected species, but impacts are still likely.</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of effects on all these species will be needed to ensure proposed mitigation is adequate Ecological surveys</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<ul style="list-style-type: none"> <li>These species include EPS reptiles, Annex 1 birds, and many NERC priority species/UK protected species of bird, reptile and invertebrate. .</li> </ul>	<p>required, with appropriate mitigation identified.</p> <ul style="list-style-type: none"> <li>Restoration to heathland rather than forestry plantation will be key in mitigating effects on protected species, but may not be enough to fully mitigate effects on European species</li> </ul>
	-/?	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>There are possible adverse implications for the Stokeford Heaths SNCI to the north of the proposed area, although through assessment it should be possible to avoid adverse effects on the SNCI.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include consideration of possible benefits for the SNCI.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Watercourse rises/runs within 50m of proposed development area.</li> <li>Assessment required to determine possible impacts on hydrogeology and effects on the stream. Impacts to be appropriately mitigated.</li> <li>No impacts on Source Protection Zones.</li> <li>Site overlies secondary aquifer.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Watercourse rises/runs within 50m of proposed development area.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council is works may affect flow of an ordinary watercourse.</li> </ul>
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>The site is in Flood Risk Zone 1 and working is not considered to constitute, or exacerbate an existing, a flood risk.</li> <li>Negligible/No impact, during working and restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and	-	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>Two scheduled monuments (SM28379, a bowl barrow and SM28382, a section of Battery Bank) lie in the vicinity of the boundary of the proposed site, with two others (SM28380, a bowl barrow) and SM28381, another bowl barrow) further away. They are located approximately in a line that is oriented north to south.</li> <li>The three barrows are set on the ridge that runs to the east of Baker's Well Valley. It is assumed that they would have been deliberately placed in these</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey to assess Monuments and establish their settings and how these can best be protected during working.</li> <li>Archaeological survey to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
other locally distinctive features and their settings).	--	+	<p>prominent positions at a time when the land cover would have been heathland rather than woodland.</p> <ul style="list-style-type: none"> <li>The barrows would have been clearly visible from the valley as well as other vantage points in the wider landscape. There is also a water course that runs through the valley and it is likely that the barrows would have been deliberately placed overlooking this. To the east of the barrows, the land is level with no clear edge to the ridge.</li> <li>Since a major part of the setting of the barrows essentially comprises the ridge and the valley to the west, it is important to preserve these landscape elements</li> <li>A section of Battery Bank is also present within the valley. Whilst the section to the east of the track appears well-preserved, the section to the west appears to have been lost. Battery Bank is thought to have consisted of sections historically to act as markers separating the Frome Valley from land to the north. It is unclear whether this section of Battery Bank was placed alongside the barrows deliberately or not.</li> <li>The level of protection afforded to the Scheduled Monuments and their setting could lead to parts of the site being excluded from quarrying.</li> <li>Serious consideration needs to be given to how the proposed site might be developed, through assessment and evaluation that considers the Scheduled Monuments and their settings and also the impact on other below-ground archaeology. Continuing dialogue with English Heritage is also important. It may be possible to come to a compromise that allows quarrying on part of the site.</li> <li>Restoration to open heathland could improve the settings of the Monuments.</li> </ul>	<ul style="list-style-type: none"> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>Much of the site, with the possible exception of the lower part of Baker's Well Valley, would have been heathland before the woodland was planted.</li> <li>This heathland formed part of the setting of the Scheduled Monuments on the site.</li> <li>Unsympathetic extraction and quarrying could have a significant negative impact on the setting of these Monuments, but there is the potential for an improvement in that setting through restoration to heathland.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey to assess Monuments and establish their settings and how these can best be protected during working.</li> <li>Restoration to heathland to benefit Monuments and their settings.</li> </ul>
	--			
	-	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The nearest listed building which may have views of part of the site across fields is Heath View</li> <li>Maintenance/build-up of vegetation around the edge of the site will increase screening and restrict views in.</li> <li>If views into the site are still possible, restoration of the site should restore landscape texture and qualities thus the impact is time limited on this building.</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen screening of the site where possible.</li> <li>Restoration to open space/heathland will improve views into site area.</li> </ul>
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7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The site is spread across a south facing slope, with a total variation of approximately 20m. The scale of excavations, in combination with the orientation of the slope, mean that operations will be visible from elevated locations, such as the Purbeck Hills. From here the development may have adverse effects, when considered individually, as well as cumulative adverse effects in combination and sequence with existing sites. However, the reduced scale of the allocation and proposed landscape buffer along the southern boundary are considered to reduce the potential landscape and visual impacts to an acceptable level.</li> <li>If the developer can provide modified proposals that do not cause significant</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; adequate mitigation of such impacts before and during working. If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> <li>Maintain screening woodland around edges of site.</li> <li>Restoration to enhance landscape for views into site.</li> </ul>
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Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			harm to views from the Purbeck Hills, and evidence to demonstrate the effects on these views, the capacity of this site could potentially be increased.	
			<b>Designated Landscapes</b>	
	-	0	<ul style="list-style-type: none"> <li>Potential for significant adverse impact during working, through views into the site from the Purbeck Hills.</li> </ul>	
	--			
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily heathland, grassland and woodland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>In terms of encouraging the most efficient use of resources, this site is considered to provide a mild/strong positive impact as it constitutes an extension of an existing working and would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>
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Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	++	0	<ul style="list-style-type: none"> <li>Development of this site will provide a strong benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0/?	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Minerals development can have negative impacts on other economic development, both locally and further away – through noise, dust, traffic and so on.</li> <li>It is considered that this proposal will provide a strong benefit during site working.</li> <li>Restoration to forestry could provide on-going economic benefits; however, restoration to open access heathland is considered preferable in biodiversity terms and could provide limited economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential impacts will be required, to identify possible impacts and ensure these are satisfactorily mitigated.</li> <li>Some combination of forestry and heathland may be achievable.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This proposal is for a large extension to an existing operation south of Puddletown Road. It is expected that an existing access would be used although it may be possible to provide a new access as long as it met the required visibility, geometry and surfacing requirements.</li> <li>Although the proposal is adjacent to and will comprise an extension of an existing quarry, that quarry is not currently operational. This proposal will therefore result in an increase in the number of vehicles on the Puddletown Road, gaining access to the strategic network via the C6 and Bere Regis to the west or via the A352 and A351 to the East.</li> <li>If the proposed site comes into operation after other works cease, there would be a 'Less Significant Adverse Impact' impact. However, should the site come forward in parallel with current operations, there will be 'Significant Adverse' impact. When the</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>site comes forward, detailed traffic information will need to include vehicle routing and a consideration of impact along those routes.</p> <ul style="list-style-type: none"> <li>• Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>• The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>• As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>• Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	0	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>• Closest residences are approximately 200m to the west, others within 250-500 m buffers around site, including Hethfelton House.</li> <li>• Site is relatively isolated from residences and has the potential to be well screened. With further mitigation (noise attenuation and visual screening bunds) impacts on surroundings are expected to be minimal.</li> <li>• Dust should not be an issue, and lorry traffic will not have any particular impact on these properties.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain screening vegetation where appropriate and provide other mitigation as required, such as noise attenuation bunds.</li> </ul>
	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>• Stokeford lies within approximately 400m of the site, while Wool and Bovington Camp are over 1km distant. The site is unlikely to have any impact on any of these sites.</li> <li>• Lorries would travel northwards to the A35 and in so doing may have some impact on Bere Regis.</li> </ul>	<ul style="list-style-type: none"> <li>• Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	--	0/?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Although there are no formal rights of way or formal recreational uses on the site, as Forestry Commission land the site is available for public access.</li> <li>This would change during working but after restoration the site could be open to public access again.</li> </ul>	<ul style="list-style-type: none"> <li>Alternative access routes/options to be identified and provided before working begins or the land is closed to public access.</li> <li>Restoration to open space with public access should be considered for its benefits, but could conflict with nature conservation aspirations.</li> </ul>
	--	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>There are no public rights of way over or adjacent to the site, but site is open access land.</li> <li>Although there are no statutory rights of way, there is public access which serves to reduce pressure on areas of European designated heathland. This will be lost during preparation/working.</li> <li>Restoration allowing public access will restore this function of the land.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to open access land following working.</li> </ul>

### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Frome as being of 'poor' environmental quality. Potential for contamination from runoff from site.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating surface water features and</li> </ul>

<ul style="list-style-type: none"> <li>• Contamination of water supplies or reduction in amount of water available for licensed supplies.</li> <li>• Reduction in amount of ground water supplying the stream that rises in Bakers Well Valley.</li> </ul>	<p>development and working of the site.</p> <ul style="list-style-type: none"> <li>• Ensure no impacts on stream in Bakers Well Valley.</li> </ul>	<p>associated habitats and species.</p> <ul style="list-style-type: none"> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
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## Flood Risk Commentary

Site has been reduced in size, and remains entirely within Flood Zone 1.

Some theoretical risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared and land within Flood Risk Zone 1 is available for location of processing facilities and stockpiles.

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Cumulative Impacts

This proposal would be a follow-on development after completion of current working at Hines/Hyde Pits.

There would be no cumulative traffic impacts, provided there was no simultaneous working with existing sites.

There could be cumulative visual/landscape impacts, depending on how much of previous working at Hines/Hyde have been effectively restored when Great Plantation begun working. This should be addressed at the stage of the planning application. Full visual impact assessment will be required, to identify impacts and mitigation.

Developing the Great Plantation site, which would reduce the amount of public access land available, could lead to increased impacts on surrounding areas.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will add to general traffic levels in Wareham and on the A352.

## Viability

As an extension to an existing operational site, viability is accepted. Great Plantation will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided. The site is considered viable, for allocation in the Plan.

## Heritage Impacts

There are a number of scheduled monuments in the vicinity, including one, a barrow, within 130m of the proposed extension. There are other barrows in the vicinity, which must be considered (along with their settings) in combination with each other. The impact the development of the site would have on the setting of these assets, and the considerable weight to be given to any harm to the setting of these assets, must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it*

possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC 2014(2)* made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ...*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage*

*assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

The National Planning Policy Framework (paragraph 144) also states:

*When determining planning applications, local planning authorities should:*

- *give **great weight** to the benefits of the mineral extraction, including to the economy;*

#### Commentary

In considering the potential development of the Great Plantation site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the scheduled monuments, but would have an impact on its setting. Development of the site would result in temporary harm to the setting of the heritage assets - this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage asset and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the scheduled monuments;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Restoration to heathland would provide habitat for protected species and improve linkages between other heathland in the area.</li> <li>• Provision of aggregates required for maintenance and construction.</li> <li>• Restoration to heathland could benefit Scheduled Monuments and their settings and provide a link to the historic landscape that would have previously characterised the area around this site.</li> <li>• The site is relatively remote and well screened visually by existing vegetation. With mitigation such as noise attenuation bunds and visual screening along the southern boundary of the site particularly the impacts during preparation and working will be reduced.</li> </ul>	<ul style="list-style-type: none"> <li>• Site preparation and working will have potentially very significant impacts on the Scheduled Monuments and their settings. Mitigation to be identified and implemented.</li> <li>• There will also be potentially very significant be impacts on the heathland habitats on the site and on the reptiles and Annex 1 birds supported.</li> <li>• Visual impacts on designated landscapes to the south.</li> <li>• Temporary loss of open access land and possible recreational displacement to designated sites.</li> </ul>

**Overall Recommendation:**

Originally, a relatively large area was nominated for consideration. It had high biodiversity and landscape importance, and potentially significant impacts could result from its working. It is open access land and removal of this access opportunity could lead to impacts on other designations in the area.

There would also have been significant impact on heritage assets – scheduled monuments - in the area.

The site has the potential to make a contribution to the supply of aggregates in Bournemouth, Dorset and Poole. It is largely relatively well screened site which would be a follow-on from an area that has been previously worked. It is expected that processing plant will be located on the site.

The importance in terms of biodiversity and access opportunity, archaeological and landscape impacts indicates that the development of the whole site, even in phases, would be unacceptable. Although the principle of some working on the site is accepted, the area to be worked needs to be significantly reduced in area, to leave an area in the

northern part of the site adjacent to previous workings that would be acceptable. If the site is reduced in area and the remaining area justified, it should be possible to see some aggregate working on this site.

Following previous assessments and the above findings/conclusions, the site nominee has significantly reduced the site area in scale to a size that could be worked satisfactorily, provided full assessments were carried out in advance, impacts and potential impacts identified and appropriate mitigation identified.

It is recognised that further reductions in size may be necessary to adequately offset the impact on the heritage assets. However, restoration to heathland will in the long term provide a benefit, in terms of restoration of the wider setting in which they would once have sat.

Landscape/visual assessment, and Appropriate Assessment, will be required. Mitigation should include an offsite heathland support area to provide compensatory habitat for Annex 1 birds which may be functionally linked to the Dorset Heathlands SPA. Restoration will also be key and the emphasis should lie on creation of heathland rather than replanting for forestry.

It is considered that the proposed site has been reduced in size, and mitigation such as alternative access areas provided, such that the current site proposal is considered appropriate for allocation in the Bournemouth, Dorset and Poole Mineral Sites Plan.



## Aggregates: AS09 Hurn Court Farm

Site Name/Location: <b>AS09 Hurn Court Farm Extension</b>		Nominee/Agent: New Milton Sand & Ballast	
Mineral Type: Sand and gravel		Local Authority: Christchurch District Council	
Site Area: approximately 15 ha	Production: approximately 150,000 tpa	Reserve: approximately 600,000 t	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy and promote net self-sufficiency	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>It is possible that common protected reptiles are present in the margins of the proposed area.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>If this is the case, mitigation would not be expected to be a problem.</li> </ul>	
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies a secondary aquifer.</li> <li>There are water features – pond, watercourse - within 100m of site boundary which could be impacted by development of the site.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?			
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Watercourse/pond within 100m of site boundary.</li> <li>Site drains to Leaden Stour and on into Stour.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	
	?			

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Working is not considered to constitute, or exacerbate an existing, a flood risk provided all necessary mitigation is implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required, identifying possible risks and all necessary mitigation.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Archaeological assessment and evaluation will be required. When these have been undertaken archaeological impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Survey to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	
	-	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The proposed site forms an extension to the existing Hurn Court Farm quarry. The southern boundary of the site as identified abuts the</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<p>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.</p> <ul style="list-style-type: none"> <li>• However, if a buffer zone of sufficient breadth is planned into the final scheme, then it is considered that the impact would be reduced.</li> <li>• It is expected that the proposed extraction would take place in phases throughout the area, with quick restoration at a lower level behind each phase. Any impact on the setting of the listed building would therefore be temporary.</li> <li>• 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 substantial harm.</li> <li>• However, there will be an impact to the setting of the heritage assets, causing less than substantial harm, and this has to be given great and considerable weight.</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed Heritage Assessment will be required, to identify the setting of the Listed Buildings and the mitigation required to appropriately protect the setting, taking into account the harm to the setting and the weight given to the importance of the Listed Buildings</li> <li>• Appropriate and adequate mitigation, such as screening, to be identified and implemented prior to working.</li> <li>• If the proposed development cannot be satisfactorily mitigated it will not proceed.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>• Site is enclosed</li> <li>• Important to maintain and enhance existing hedgerows around site and to control heights of storage tips.</li> <li>• 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) should be explored on restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of potential visual impacts required.</li> <li>• Restoration to include increasing public access/informal recreation in the Stour Valley.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>• No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>• Impacts on air quality expected to be negligible.</li> <li>• No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>• Noise mitigation will be addressed at the planning application stage, with appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			mitigation to be included in the development of the site.	
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site contains/comprises very good quality agricultural land. Working the site will have impacts on this soil.</li> <li>Restoration is expected to return the land to, or near to, original ground levels, and to restore the quality of the land.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> <li>Restoration to include high quality agricultural land.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>In terms of encouraging the most efficient use of resources, this site is considered to provide a mild/strong positive impact as it constitutes an extension of an existing working.</li> <li>Impacts of developing this extension are expected to be relatively limited with no intensification.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>
11. To promote the use of alternative materials.	++	0	<ul style="list-style-type: none"> <li>In order to achieve desired restoration levels it may be necessary to install an inert waste material recycling facility.</li> <li>If this is done then this will provide a strong positive benefit during working.</li> <li>It is expected that the recycling facility would finish when or soon after the quarry is completed and restored, giving a negligible effect during afteruse.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts of a recycling facility to be assessed, and appropriate mitigation put in place.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site will provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>There is potential for negative economic impacts, such as dust, noise and increased traffic, which could affect other businesses in the vicinity or even further away.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Careful assessment of potential negative impacts required, with appropriate mitigation – this could include buffering/screening and holding back quarry traffic during peak traffic times.</li> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>
	-	+		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	0	0	<ul style="list-style-type: none"> <li>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.</li> <li>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. Overall, with mitigation towards improvements to Parley Lane, there are good connections with the strategic network and potentially little impact on existing settlements. The proposed extension will extend the life of the existing development.</li> <li>Impacts directly resulting from this proposal are expected to be minimal.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>This could include selected vehicle routing, avoiding trips through residential areas of Ferndown to the west of the site where possible.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Site is immediately adjacent to residential properties, with other</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
of the population	--		residences and businesses within 100m. Development would involve mitigation (visual and noise attenuation bunding, standoffs) to limit impacts to appropriate levels.	
	-	0	<b>Impact on Existing Settlements</b> <ul style="list-style-type: none"> <li>The nearest settlements are Throop/Muscliffe to the south (&gt;1km distant) and East Parley at over 1km to the north-west and Hurn to the south-east.</li> <li>No visual or noise impacts will affect these settlements, nor will there be an intensification of traffic along the B3073. However existing traffic levels generated by the current operation will continue for a longer period of time.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> </ul>
	0	0	<b>Impact on Airport Safety</b> <ul style="list-style-type: none"> <li>Site is immediately adjacent to airport, but is an extension of a site that is worked satisfactorily without any negative impacts on aircraft safety.</li> <li>The extension would be worked the same way, and restored dry.</li> </ul>	<ul style="list-style-type: none"> <li>Airport to be consulted on all aspects of the site development and restoration.</li> <li>All necessary mitigation required to rmove bird strike risk to be implemented.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	+	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>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.</li> <li>No formal/informal recreation on the site.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>If restoration included some public access, there would be an overall improvement.</li> </ul>
	?	0	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to improve public access in the area.</li> </ul>



## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Stour, the closest main river, as being of 'poor' environmental quality. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licensed supplies.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Leaden Stour and Stour or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation of surface water features, provided this is feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating surface water features and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is within Flood Zone 1, but close to Flood Zones 2 & 3.

Some theoretical risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared.

Climate Change predictions may result in flood outlines greater than existing Flood Zone 2. Processing plant/storage/stockpiles should preferably be located in Flood Zone 1, and should be located as far from Flood Zones 2 & 3 as reasonably possible.

## Viability

As an extension to an existing operational site, viability is accepted. Hurn Court Farm will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided. Mineral has been proven. The site is considered viable, for allocation in the Plan.

## Heritage Impacts

The southern boundary of the site as identified abuts the boundary of the garden of the Grade II listed building known as Dales House.

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 proximity to Dales House, and the impact the development of the site would have on the setting of this heritage asset must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.*

*This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.*

*The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( The Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

#### Commentary

In considering the potential development of the Hurn Court Farm Extension site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to Dales House itself, but would have an impact on its setting. Development of the site would result in temporary harm to the setting of Dales House – this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage asset and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage<sup>10</sup> a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of Dales House;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Cumulative Impacts

Proposed site is an extension to an existing site – no traffic intensification is required. Although there is no other mineral working in the vicinity currently, there are aggregate deposits in the area and proposals for future working. There are existing waste management facilities in the area and the potential for future development at the Airport.

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. However, no intensification of operation is expected and cumulative impacts are expected to be minimal or non-existent and no specific mitigation is required.

Quarry related traffic impacts can be mitigated by holding back quarry traffic during peak times.

There is potential for cumulative visual impacts if the proposed extension is worked while the current site is still in restoration. This would be a time limited impact, and should be addressed at the planning application stage.

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<sup>10</sup> Dorset County Council is currently considering an application for the development of the Hurn Court Farm Extension

The proposal lies within 5km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan<sup>11</sup> 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.

**Summary.**

Key impacts and benefits are expected to include, but are not necessarily limited to, the following.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment, with accompanying benefits to the economy.</li> <li>• Provision of employment, to the benefit of local economy.</li> <li>• If inert waste is imported and processed on-site to assist in restoration, this will contribute to supply of recycled aggregate.</li> <li>• Improved public access may be possible as a part of site restoration. This could lead to reduced visitor pressure on designated heathland sites in the vicinity.</li> <li>• Nature conservation benefits may be achieved as part of restoration.</li> <li>• The proposed development is an extension to an existing quarry and as such is not expected to lead to an intensifications of development.</li> </ul>	<ul style="list-style-type: none"> <li>• Time-limited impacts on adjacent properties, particularly a listed building south of the site. Impacts to be fully assessed and appropriately mitigated.</li> <li>• Heritage asset impacts.</li> <li>• Potential impacts on hydrology/flooding, requiring further assessment.</li> <li>• Potential impact on adjacent airport, through bird-strike risk. Proposed development to be designed, worked and restored in a way that will not cause unacceptable impacts.</li> <li>• Site is high quality agricultural land, and development will have an impact on this use. It is expected that the site can be restored to an agricultural use.</li> <li>• Parley Lane has high traffic levels. However, the proposed site would be worked as an extension and no intensification is expected. A Transport Assessment would be carried out, identifying opportunities to reduce traffic impacts.</li> </ul>

**Overall Recommendation:**

Site is currently in intensive agriculture with no public access. It would be operated as an extension of an existing, adjacent quarry with mineral taken to existing plant to be processed. Current site is well run and no intensification of working is expected.

Key impacts are expected to be on the airport operation (risk of bird-strike) and adjacent properties (residences and businesses), which include a listed building. The proposed development will cause less than substantial harm to the setting of the Listed Building but this harm is expected to be capable of mitigation.

Full assessment of possible impacts will be required, including heritage impact assessment. It is expected that these can be overcome through appropriate mitigation, but this could lead to the sterilisation of a significant part of the proposed extension, for provision of a buffer.

As an extension, development of the site is not expected to lead to intensification of impacts, but the time period of the impacts will be extended.

Opportunities for improved public access and nature conservation benefits are to be considered as part of restoration of the site.

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<sup>11</sup> The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation to the extent that the site nomination can reasonably be included as an allocation in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS12 Philliol's Farm

<b>Site Name/Location:</b> AS12 Philliol's Farm <b>Mineral Type:</b> Sand and gravel	<b>Nominee:</b> Drax Estate and another. <b>Local Authority:</b> Purbeck District Council	<b>Site Area:</b> approximately 67 ha <b>Production:</b> c. 200,000 tpa <b>Reserve:</b> approximately 1.5 mt
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	<b>N/A</b>	<b>N/A</b>	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	--	<b>0</b>	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Displacement of recreation due to the haul route must be taken into consideration, and mitigated against.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys, visitor surveys and hydrological reports required, with appropriate mitigation to be identified and implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>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.</li> </ul>	
	---	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys, visitor surveys and hydrological reports required, with appropriate mitigation to be identified and implemented.</li> </ul>
	?	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>The Morden Bog and Hyde Heath SSSI lies adjacent to the proposed area, and the mineral haul route may run close to the SSSI. The possibility of indirect effects exists.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation to be identified and implemented.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	---	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>Existing rides support significant populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles. Depending on 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.</li> <li>There are records of Fairy Shrimp from a pond at Philliol's Farm; this is a fully protected species under the Wildlife &amp; 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.</li> <li>It is possible Dormouse lives in the hedgerows within the proposed area; mitigation should be possible.</li> </ul>	<ul style="list-style-type: none"> <li>Protected species to be protected during working and their habitats enhanced during restoration where possible.</li> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Hydrological study required to demonstrate that Fairy Shrimp and its habitat will not to be affected by the development.</li> </ul>
	?			
	?	+	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Trees to be protected during working and their habitats enhanced during restoration where possible.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Ditches in proximity to site, which are presumably groundwater fed. No Source Protection Zones are affected by the site.</li> <li>Site overlies secondary aquifer.</li> <li>Environment Agency concerns over effects of extraction on groundwater feeding ephemeral pond supporting Fairy Shrimp.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?			
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Ditches in proximity to site, which are presumably groundwater fed.</li> <li>Site is adjacent to Bere Stream and close to River Piddle.</li> <li>Ponds on site.</li> </ul>	
?				
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Site is FRZ 1 but is adjacent to FRZ 2 and 3. Site is sand and gravel site, with extraction allowed within functional floodplain.</li> <li>Flood Risk Assessment to be carried out and any necessary mitigation implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>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.</li> <li>Thus, unless the area of Roman remains is excluded from quarrying, the development is likely to have a significant impact on archaeological remains.</li> <li>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 further very significant archaeological impacts.</li> <li>The impact on the setting of nearby barrows that are protected as Scheduled Monuments also needs to be assessed.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess Monuments and establish their settings and how these can best be protected during working.</li> <li>All necessary mitigation, including actions such as restoration of hedgerows, to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> </ul>
	--		<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	-	0		

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-		<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>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 18th 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.</li> <li>Both buildings, although most notably the granary, are in some state of disrepair.</li> <li>The proposed extraction would take place in phases around the central farm, with restoration to agriculture at a lower level behind each phase. There would be no processing of materials on site.</li> <li>There is no significant visual or noise impacts on the listed buildings because they are not inhabited by people. However, there will be an impact to the setting of the heritage assets, causing less than substantial harm, and this has to be given great and considerable weight.</li> <li>On completion the whole farmstead will sit on an island of raised ground however this would not compromise the setting of the buildings.</li> <li>There is an opportunity for improving the condition of both listed buildings through repair and stabilisation of the structure by means of planning conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment of the buildings prior to working to ensure they will not be damaged by changing ground conditions.</li> <li>Detailed Heritage Assessment will be required, to identify the setting of the Listed Buildings and the mitigation required to appropriately protect the setting, taking into account the harm to the setting and the weight given to the importance of the Listed Buildings.</li> <li>Restoration to include improvement of the listed buildings.</li> <li>If the proposed development cannot be satisfactorily mitigated, it will not proceed.</li> </ul>
	--	+		

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	?	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>This is considered to be an intimate and sensitive part of the Heath Forest Mosaic.</li> <li>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.</li> <li>The capacity to 'absorb' this proposed development is low without mitigation and medium/low with mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; adequate mitigation of such impacts before and during working.</li> <li>If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> <li>Maintain screening woodland around edges of site.</li> </ul>
	--		<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Some 75% of the site is identified as 'Best and Most Versatile' (BMV) agricultural land. Working the site will have impacts on this soil.</li> <li>Soils will be protected during working and restoration could bring BMV land back into agricultural production.</li> <li>Alternatively, or in conjunction with this, areas of the site could be restored to a nature conservation use possibly with some public access.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> <li>Restoration to include high quality agricultural land, possibly with other uses as well.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> <li>However there are a number of issues to be addressed in the working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> <li>It is possible that treated inert waste will be used in restoration of the site, but this will not directly promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site will provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> </ul>	<ul style="list-style-type: none"> <li>Identification of potential impacts on local businesses, with appropriate mitigation.</li> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?		<ul style="list-style-type: none"> <li>The development and associated traffic could have negative impacts on local businesses, e.g. through dust/noise/traffic. These should be taken into consideration and mitigated against.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Inclusion of some form of vegetated environment in the final restoration will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which includes appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>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. The proposed use of these roads would be objected to by the Highway Authority.</li> <li>Instead, access is proposed across Philliol's Heath, using existing forestry tracks, to the C7 at Sugar Hill. It should be possible to upgrade an existing access or provide a new access onto</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>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> <ul style="list-style-type: none"> <li>• Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>• The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>• As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>• Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	--	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>• Residences adjacent to/within 50m of the site; other residences in vicinity of site.</li> <li>• Development would involve appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>• Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>• Screening/bunding/standoffs will mitigate impacts to some extent.</li> <li>• Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>• Nearest settlement is Bere Regis, approximately 2.7 km away. No visual or noise impacts will affect these settlements, but there may be transport related impacts.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• Site is approximately 25 km from Hurn Airport, with possibly some wet/wetland restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• No impacts expected.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	0	+	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>Site is in agricultural use, with no formal/informal recreation on the site.</li> <li>The proposed haul road to the public highway will run through land used for recreation, and could have recreational displacement effects which must be addressed and mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>No action required at the site itself; haul route to be carefully selected to ensure no recreational displacement.</li> <li>Restoration to include some aspect of public access.</li> </ul>
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	-	0	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>There are no rights of way across the site, although a bridleway runs adjacent to section of site boundary and will require screening.</li> <li>Impact likely to be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to improve public access in the area.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• Site is adjacent to River Piddle and Bere Stream. The River Basin Management Plan South West River Basin District identifies the Piddle as being of 'poor' environmental quality.</li> <li>• Potential for contamination from runoff from site. Reduced agricultural runoff for a temporary period is a benefit.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licensed supplies.</li> <li>• Impacts on or removal of surface water features, particularly with ecological implications.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Piddle or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is within Flood Zone 1, but close to Flood Zones 2 & 3.

Some theoretical risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared.

Climate Change predictions may result in flood outlines greater than existing Flood Zone 2. Processing plant/storage/stockpiles should preferably be located in Flood Zone 1, and should be located as far from Flood Zones 2 & 3 as reasonably possible.

## Viability

As a new, previously unworked, quarry site, viability does have to be considered. No specific assessment has been done by the Mineral Planning Authority, but it is considered that as the site has been strongly promoted for development in the past, this indicates that it has economic viability. It is expected that this economic viability remains.

Mineral has been proven. The site is considered viable, for allocation in the Plan.

Achieving a satisfactory access to/from the public road will be a key issue, but it is expected that this can be achieved, with input from Natural England.

## Heritage Impacts

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 18th 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.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.*

*This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.*

*The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*“(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ...”*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give “considerable importance and weight” ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*“128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance... 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*“• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ...”*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. ...*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

The National Planning Policy Framework (paragraph 144) also states:

*When determining planning applications, local planning authorities should:*

- *give **great weight** to the benefits of the mineral extraction, including to the economy;*

#### Commentary

In considering the potential development of the Philliol’s Farm site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is “a strong presumption against harm to designated assets” (*Barnwell* [2014] EWCA Civ 137; *Forge Field* [2014] EWHC 1895 (Admin))
- “Considerable weight” must be given to harm to designated assets, however slight, if more than de minimis (*Barnwell*; *Forge Field*; *Jones* [2015] EWCA Civ 1243)

- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the Listed Buildings themselves, but would have an impact on their setting. Development of the site would result in temporary harm to the setting of the Philliol's Farm buildings – this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage asset and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the Philliol's Farm farm buildings;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Cumulative Impacts

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.

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.

It is in relatively close proximity to another site nomination, AS15 Tatchell's Extension. Although the sites would be accessed differently, they would have cumulative traffic impacts if both worked simultaneously. In addition, at one stage it was proposed that Philliol's Farm mineral would be processed at Tatchell's. Again this could lead to cumulative impacts, depending on timing of working and methods. Such impacts should be identified and mitigated.

Traffic travelling north-west to access the trunk road system at Bere Regis or southwards to access at Wareham will both have some impact on the road system.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Restoration could include some increased public access.</li> <li>• Provision of aggregates required for maintenance and construction of the built environment.</li> <li>• Restoration could include benefits for nature conservation.</li> <li>• Restoration and improvements for the historic buildings at Philliol's Farm</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts on biodiversity, particularly through construction/use of the haul road through the forest – including possible impacts on European designations and Annex 1 birds.</li> <li>• Hydrogeological impacts, including on water levels in the ephemeral ponds supporting the Fairy Shrimp.</li> <li>• Noise/visual/amenity impacts on properties in the vicinity.</li> <li>• Heritage impacts on the settings of the Philliol's Farm farm buildings.</li> <li>• Potential archaeological impacts – details not known until further assessment carried out.</li> <li>• Impacts on landscape carrying capacity.</li> <li>• Impacts on Best and Most Versatile agricultural land.</li> <li>• Possible cumulative transport impacts – further assessment required.</li> </ul>

## Overall Recommendation:

This is a new site which would be worked and the mineral transported through Philliol's Heath to the C7 road to be processed at Tatchell's, near Wareham. It offers the benefits of contributing to the aggregate supply for Bournemouth, Dorset and Poole but there are a number of potential impacts associated with the development of this site. These include biodiversity (particularly the haul road and possible impacts on European Designations in Wareham Forest), heritage impacts, hydrology/hydrogeology, archaeology, landscape capacity, loss of BMV land, amenity (impacts on residences in the vicinity) and transport issues. It is expected that these impacts are capable of mitigation.

The proposed development will cause less than substantial harm to the setting of the Listed Building but this harm is expected to be capable of mitigation.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation to the extent that the site nomination can reasonably be included as an allocation in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS13 Roeshot

Site Name/Location: <b>AS13 Roeshot</b>		Nominee/Agent: Meyrick Estate/D K Symes	
Mineral Type: Sand and gravel		Local Authority: Christchurch Borough Council	
Site Area: approximately 74 ha	Production: 150,000 to 200,000 tpa	Reserve: approximately 3.5 mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	?	+	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Extraction from this site could facilitate restoration to open ground including public open space for informal recreation to mitigate against effects of human pressures on the heaths.</li> <li>There are records of Southern Damselfly from the Mude River on the eastern boundary of the site and the effects of extraction on this rare species would need to be fully understood and mitigated.</li> <li>It is expected that any effects should be avoided through providing for a suitable stand-off from the river.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that part of the site is designated as a SANG</li> <li>Any possible impacts on Damselfly and their habitat to be fully assessed, and all necessary mitigation implemented.</li> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Appropriate buffer around Mude to be left to protect Damselfly habitat.</li> </ul>
	0	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	+	<b>Protected species</b> <ul style="list-style-type: none"> <li>It is possible that there are common protected reptile populations around the existing field margins. Mitigation would likely be straightforward.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>None expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<b>Groundwater</b> <ul style="list-style-type: none"> <li>EA designated main river adjacent to site and presumably receives groundwater discharge derived from the site.</li> <li>Site overlies secondary aquifers. Not within any Source Protection Zone designation.</li> <li>Licensed extraction within 500m.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> </ul>

			<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>River Mude is a Main River and forms eastern boundary of the site.</li> <li>Drains flow over site into river.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>River Corridor Buffer Zone to be required.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>FRZ 2 and 3 on part of site, majority within FRZ 1. Site is sand and gravel site, with extraction allowed within functional floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	??	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>Staple Cross (Dorset M828) lies to the south of the proposed site. This is a roadside cross that is thought to be of post-Medieval date, although many of the type date from the Middle Ages. The railway line running on an embankment shields the site from this Monument therefore its setting is not affected by the proposal.</li> <li>There is likely to be high archaeological potential at this site. 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 Very Significant to No Significant impact</li> <li>Archaeological assessment and evaluation will be required. When these have been undertaken archaeological impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and how these should be protected/treated during working.</li> <li>All necessary mitigation, including actions such as restoration of hedgerows, to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>
	?		<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site lies within the broad flat agricultural landscape between the river Avon on the west and the somewhat higher ground of the New Forest to the east. There are distant views to St. Catherine's Hill,</li> </ul>	

			<p>while views towards the historic centre of Christchurch are impeded by the railway line.</p> <ul style="list-style-type: none"> <li>Impacts could range between Significant to Less Significant. Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The extraction of mineral at this site would have no significant impact on any of the nearby listed buildings because the lie of the land and the size of the hedgerows screens it from them.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The site is not directly overlooked by any properties but there are more distant views from the edge of Burton Village and from adjacent lanes.</li> <li>Retention and management of existing hedgerows, appropriate new planting and bund screening is recommended to reduce any residual impacts.</li> <li>Potential visual impacts also exist on the railway line and from users of the area for recreational purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required.</li> <li>All appropriate mitigation to be included.</li> <li>Restoration to include increasing public access/informal recreation, through provision of SANG.</li> <li>Restoration to include nature conservation interests.</li> </ul>
	?	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Potential visual impacts also exist on the New Forest National Park, but it is expected these can be mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site is very good agricultural land and working the site will have impacts on this soil.</li> <li>Proposed restoration is to part agricultural part nature conservation.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> <li>Restoration to include high quality agricultural land.</li> </ul>

			<ul style="list-style-type: none"> <li>• Soils can be protected and used to restore at least part of the site to its agricultural use .</li> </ul>	
10. To conserve and safeguard mineral resources.	+ / ++	0	<ul style="list-style-type: none"> <li>• The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>• No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	++	0	<ul style="list-style-type: none"> <li>• In order to achieve desired restoration levels it may be necessary to install an inert waste material recycling facility.</li> <li>• If this is done then this will provide a strong positive benefit during working. It is expected that the recycling facility would finish when or soon after the quarry is completed and restored, giving a negligible impact during afteruse.</li> </ul>	<ul style="list-style-type: none"> <li>• Developing an inert waste recycling facility will promote the use of alternative materials on-site and elsewhere.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+ / ++	0	<ul style="list-style-type: none"> <li>• Development of this site will provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>• Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+ -	0	<ul style="list-style-type: none"> <li>• This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>• The development and associated traffic could have negative impacts on local businesses, e.g. through dust/noise/traffic. These should be taken into consideration and mitigated against.</li> <li>• Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>• Identification of potential impacts on local businesses, with appropriate mitigation.</li> <li>• Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>

<p>14. To adapt to and mitigate the impacts of climate change.</p>	<p>-</p>	<p>0</p>	<ul style="list-style-type: none"> <li>• Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>• The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>• The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>• Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>• Use energy efficient plant and machinery.</li> <li>• Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
<p>15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.</p>	<p>-</p>	<p>0</p>	<ul style="list-style-type: none"> <li>• While this large site is within Dorset, it is expected that the traffic from it will access the highway network on the A35 Lyndhurst Road from within Hampshire. A portion of the traffic will turn south from that access and enter Dorset on the A35 which will need to be assessed as part of any Transport Assessment.</li> <li>• Roads to the west of the site are narrow, residential and unsuitable for the high level of traffic that this site would generate. In the case of Hawthorne Road and Summers Lane they may also be undergoing significant change as part of the urban extension site at Roeshot Hill being proposed within the Christchurch and East Dorset Local Plan.</li> <li>• Provided that the site has a suitable access onto the A35 Lyndhurst Road (to be determined by Hampshire County Council), the site has direct access to the strategic network and is considered to have negligible or no significant impacts.</li> <li>• Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>• Site to use access to highway network on the Hampshire side of the site. Hampshire and Dorset sides of the site shouldn't be worked simultaneously, to avoid traffic and visual impact intensification.</li> </ul>

16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Waterditch Farm to north and Burton Village to west, both with 300m; properties to the south screened by railway embankment.</li> <li>Appropriate mitigation (such as visual and noise attenuation bunding, standoffs) would limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Screening/bunding/standoffs will mitigate impacts.</li> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Burton Village to west; properties (include Urban Extension) to the south screened by railway embankment. Noise attenuation and visual screening expected to mitigate impacts.</li> <li>Appropriate mitigation (such as visual and noise attenuation bunding, standoffs) would limit impacts.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is some 6km from airport and may feature wetland restoration.</li> <li>It will be developed, worked and restored in a way that will avoid any birdstrike or other hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Airport to be consulted on all aspects of the site development and restoration.</li> <li>All necessary mitigation to be implemented.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	+	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and has no formal or informal recreation use.</li> <li>Part of the site expected to be used as Suitable Alternative Natural Greenspace to provide public access to countryside, primarily for the benefit of the housing proposed to the south.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

	-	??	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• Footpath runs along eastern edge of site - this may need to be diverted during working of the site.</li> <li>• Screening likely to be required, although the impact would be relatively small.</li> <li>• Potential for improved access following working.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of impacts, with appropriate mitigation identified.</li> </ul>
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### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the River Mude as being of 'Moderate' environmental quality. Potential exists for contamination of river from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Mude or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation of surface water features, provided this is feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating or re-creating surface water features and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is largely within Zone 1, but part of it is within Zones 2 and 3, part of the floodplain of the River Mude.

Site is proposed for sand and gravel working which is compatible with fluvial floodplains. This will be taken into consideration at the planning application stage, in the design of the quarry working area and hydrology/hydrogeology – and also restoration

Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared.

Climate Change predictions may result in flood outlines greater than existing Flood Zone 2. Processing plant/storage/stockpiles should preferably be located in Flood Zone 1, and should be located as far from Flood Zones 2 & 3 as reasonably possible.

## Viability

As an extension to what will be an existing operational site, viability is not considered to be an issue. Existing processing facilities and road access will be used, and the site will serve existing markets, and therefore these do not have to be provided. . Mineral has been proven. The site is considered viable, for allocation in the Plan.

## Cumulative Impacts

Site is immediately adjacent to and will comprise an extension of a sand and gravel site in Hampshire. There are other sand and gravel sites in south Hampshire, south of the New Forest, that generate lorry travel into Dorset.

Traffic impacts can be mitigated in various ways, including by holding back quarry traffic during peak times.

It is adjacent to, although separated by a railway embankment, the site allocated for development in the Christchurch and East Dorset Consolidated Plan<sup>12</sup> May 2013, Policy CN1 Christchurch Urban Extension – 950 dwellings. Traffic from this development will add to traffic levels on the A35 and B3347.

It is expected that the Dorset part of the site will be developed as an extension to the Hampshire side, after the Hampshire side is partly or fully worked, so in this sense it will not be a cumulative impact in terms of traffic levels.

Depending on rates of restoration in Hampshire there could be visual cumulative impacts – this issue would be addressed at the planning application stage.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Restoration will include increased and improved public access through provision of land for SANG.</li> <li>• This also provides benefits to other nature conservation designations by absorbing recreational pressures.</li> <li>• Provision of aggregates required for maintenance and construction of the built environment. May include production of recycled aggregates</li> </ul>	<ul style="list-style-type: none"> <li>• Site is primarily agricultural land and its development will have minimal impact on nature conservation interests.</li> <li>• Nature conservation impacts – possible impacts on Southern Damsely along Mude. To be assessed and should be capable of mitigation, through various means including leaving a river corridor untouched.</li> <li>• Possible impacts on ground/surface water – including downstream on the Mude - to be fully assessed, expected to be mitigable.</li> </ul>

<sup>12</sup> The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.



- Restoration will include benefits for nature conservation, through restoration to combination of agricultural and nature conservation.
- Possible impacts on archaeology – to be fully assessed and not expected to restrict development. All necessary mitigation to be implemented.
- Burton Conservation Area lies to the west, but the lie of the land is such that the working is expected to be screened effectively.
- Possible impacts on airport to be considered and site to be developed and restored in a way that does not have any impact on airport.
- Transport impacts to be assessed, but any impacts expected to be mitigable.
- Site is large enough that visual impacts on surrounding properties are expected to be capable of mitigation.

### **Overall Recommendation:**

Site is currently in intensive agriculture with limited access. It would be operated as an extension of an existing, adjacent quarry with mineral taken to existing plant to be processed. Mineral processing and site access will be carried out on the Hampshire side of the site. No intensification of working is expected.

Full assessment of possible impacts will be required. It is expected that these can be overcome through appropriate mitigation.

As an extension, development of the site is not expected to lead to intensification of impacts, but the time period of the impacts will be extended.

Opportunities for improved public access and nature conservation benefits are to be considered as part of restoration of the site.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS15 Tatchell's

Site Name/Location: <b>AS15 Tatchell's</b>		Nominee/Agent: Aggregate Industries	
Mineral Type: Sand and gravel		Local Authority: Purbeck District Council	
Site Area: 2.5 ha	Production: approximately 100,000 tpa;	Reserve: approximately 330,000 tonnes	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>It is possible that there are common protected reptile populations around the existing field margins.</li> <li>If any of these populations would be affected, mitigation would likely be straightforward.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies secondary aquifer. Not within any Source Protection Zone designation.</li> <li>Licensed extraction within 500m.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Detailed pollution prevention management plan detailing best practices to minimise pollution incidents, as well as measures that will be taken should a pollution event occur.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County</li> </ul>
	?	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Pond within 50m of site in existing quarry to west of site.</li> <li>River Piddle within 250m of the site boundary.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>Assuming the site was heathland until relatively recently, its archaeological potential is likely to be low.</li> <li>However, the Dorset Historic Environment Record records the presence of 19th century quarries on and around the site, so it would be appropriate for an assessment to check whether there are any remains of industrial archaeological significance of or associated with this quarrying on the site.</li> <li>If such remains were present, then provided that appropriate recording took place before development, this would be a 'Less Significant' impact.</li> <li>Archaeological assessment and evaluation will be required. When these have been undertaken archaeological impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>
	?	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>The site is currently under agriculture, and historically it was presumably heathland. There is map evidence of quarrying here (undoubtedly on a much smaller scale) from the 19th century.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>The nearest listed building, Carey House, is hidden from the site by wooded areas so there is no significant effect on the listed building.</li> <li>No significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	0	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The site is considered unlikely to be visually intrusive being screened from the residential areas of Wareham and Northport by a ridge of high land.</li> <li>Appropriate mitigation will be required along the boundaries of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; adequate mitigation of such impacts before and during working.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No significant impact/negligible.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	0	0	<ul style="list-style-type: none"> <li>Site is poor quality agricultural land.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> </ul>	<ul style="list-style-type: none"> <li>Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not propose the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
meet society's needs.			<ul style="list-style-type: none"> <li>Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development.</li> <li>Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Restoration to agriculture will, if achieved, offer some on-going economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network,	-	0	<ul style="list-style-type: none"> <li>This proposal is for an extension to existing extraction at Tatchell's Quarry. This is an established site with a good access onto Wareham Forest Road. Access from here to the strategic network is gained via the A35 to the north and the A351 to the east. The extension site could be expected to generate 40 trips per day although it is thought that the site would follow</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
mitigating any residual impacts.			<p>the cessation of other extraction at Tatchell's rather than operating in parallel to it. The site has therefore been given a 'Less Significant Adverse Impact' rating.</p> <ul style="list-style-type: none"> <li>Should the site intensify movements to Tatchell's any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Residences within 300m.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will mitigate impacts.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Wareham is the closest settlement, to the east of the site and approximately 450m at its closest.</li> <li>Screening (visual and noise attenuation bunding) would significantly limit the impact of the site working.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 22 km from airport and proposed for dry working and restoration.</li> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside	0	+	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is currently agricultural land and does not contain any recreational use, either formal or informal.</li> </ul>	<ul style="list-style-type: none"> <li>No action required prior to working.</li> <li>Possible impacts to be assessed, with</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
and open spaces.			<ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>appropriate mitigation identified.</li> <li>Restoration has potential to improve public access in the area, possibly through allowing the footpath to be moved to the other side of the hedge, out of the road.</li> </ul>
	-	+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Footpath runs adjacent to the northern edge of the site. It runs in the road, hedge offers some screening.</li> <li>Further mitigation may be required.</li> </ul>	



## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Piddle as being of 'Poor' environmental quality. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Piddle or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation of surface water features, provided this is feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating surface water features and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is relatively small and lies entirely within Flood Zone 1.

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 significant risk of surface water flooding by relevant mapping, other than very isolated ponding during severe rainfall events (1:100/1000yr).

Surface water runoff is likely to gravitate to the south and floodplain / tributaries of the River Piddle Main River. In accordance with the recommendations of the NPPF, a site specific strategy of surface water management should be requested to demonstrate that runoff rates are not to increase, and that no off site worsening or increased risk of flooding will result.

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared and land within Flood Risk Zone 1 is available for location of processing facilities and stockpiles.

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Cumulative Impacts

There is other mineral working in the vicinity, both existing and proposed as well as waste management. The proposed site is an extension to existing mineral working/waste disposal.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will also add to general traffic levels in / around Wareham.

As Tatchell’s is not currently operational, developing this site would result in new traffic generation and cumulative impacts. It is expected that these can be satisfactorily mitigated.

If Philliol’s Farm is operational simultaneously with Tatchell’s, and particularly if both sites were using the same processing facilities at Tatchell’s, this could lead to transport impacts, including cumulative impacts. Is this situation were likely to arise, careful assessment would be needed to demonstrate that the road could carry the potential traffic loading. The site at Trigon Hill (BC04) would also have to be taken into consideration, along with any new development in and around Wareham.

**Viability**

As an extension to an existing operational site, even if not operational, viability is not considered to be an issue. The necessary access exists, and processing facilities be brought in. It is expected that markets exist, provided the appropriate sand quality exists. The mineral has been assessed and proven. The site is considered viable, in terms of inclusion in the Draft Plan.

**Summary.**

Key impacts and benefits are expected to include, but are not necessarily limited to, the following.

<b>Potential Benefits</b>	<b>Potential Impacts</b>
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment, with accompanying benefits to the economy.</li> <li>• Provision of employment, to the benefit of local economy.</li> <li>• Improved public access may be possible as a part of site restoration. This could lead to reduced visitor pressure on designated heathland sites in the vicinity.</li> <li>• Nature conservation benefits may be achieved as part of restoration.</li> <li>• Restoration has the potential to improve public access, moving the existing footpath adjacent to the site out of the road and onto the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Possible impacts on archaeology – to be fully assessed and not expected to restrict development. All necessary mitigation to be implemented.</li> <li>• The site will be accessed by road. A transport assessment will be required.</li> <li>• Cumulative traffic impacts, with AS15 Tatchell’s and BC04 Trigon Hill, are possible and must be assessed.</li> <li>• Site is agricultural land, and development will have an impact on this use. It is expected that the site can be restored to an agricultural use.</li> </ul>

**Overall Recommendation:**

This is a small and relatively uncontentious site with limited impacts, which are expected to be capable of mitigation.

Particular care must be taken regarding potential cumulative traffic impacts, taking into consideration whether Philliol’s Farm and Trigon Hill might be in operation.

Further assessment will be required to gain a better understanding of what the impacts might be and how best to mitigate. Should this site ultimately be developed, it is expected that detailed assessment of impacts and required mitigation will be covered through the required Environmental Impact Assessment.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS19 Woodsford NE Extension

Site Name/Location: <b>AS19 Woodsford NE Extension</b>		Nominee/Agent: Woodsford Farms / D K Symes	
Mineral Type: Sand and gravel		Local Authority: West Dorset District Council	
Site Area: approximately 90 ha	Production: 200,000 – 250,000 tpa;	Reserve: approximately 2.1 mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	+ +	+	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>The permanent change of at least part of the site area from intensive agriculture to mineral extraction restored to extensive grassland and water bodies would be likely to result in a reduction in nitrate levels in receiving waters of the R. Frome, groundwater and Poole Harbour (SPA and Ramsar). If this can be secured there would be strategic nature conservation gain.</li> <li>In addition, reduction in intensive agricultural management of the fields between the proposed extraction area and the R. Frome would be an additional significant gain, preventing more direct runoff of fertiliser into the river and onward to Poole Harbour.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the area returned to intensive agriculture after working and maintain an area of land between the proposed site and the Frome as non-agricultural use land.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>These benefits will be realised from the time that the fields are taken out of agricultural production.</li> </ul>	
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	++	+	<b>National Designations</b> <ul style="list-style-type: none"> <li>Comments made under European/International designations (above) apply to national designations as well</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the area returned to intensive agriculture after working and maintain the fields between site and Frome as non-agricultural use land.</li> </ul>
	-	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>Water voles and other protected species (including otter) may be present in watercourses contained within the proposed site.</li> <li>If they are present, mitigation should not be difficult.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and	++	+	<b>Groundwater</b> <ul style="list-style-type: none"> <li>Site is within 250 m of licensed water supplies.</li> <li>Overlies secondary aquifer, but does not affect any Source Protection Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
sea waters and manage the consumption of water in a sustainable way.			<ul style="list-style-type: none"> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> <li>Proposal will reduce nitrate contamination of groundwater from agricultural fertiliser.</li> </ul>	<ul style="list-style-type: none"> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	++	+	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>River Frome runs north of the site boundary, and there are many other watercourses within and near the site.</li> <li>Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy. Ensure no impacts from this development and no increased sedimentation.</li> <li>Proposal will reduce nitrate contamination of surface water from agricultural fertiliser.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Small area of northern part of the site is within FRZ 2/3, most of site within FRZ 1.</li> <li>Site is proposed for sand and gravel extraction, which is permitted within the functional floodplain.</li> <li>Processing plant far removed and on FRZ 1.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and	- / --	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>Significant prehistoric and Roman material has been found on the western part of the site. Possible medieval/prehistoric settlement in western part of site.</li> <li>Frome Bridge, which is protected as a Scheduled Monument, lies to the north-west. There is potential for surviving earthworks and structures associated with the management of watermeadow systems.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
gardens and other locally distinctive features and their settings).	?		<ul style="list-style-type: none"> <li>The presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Frome Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated before an informed planning decision could be made</li> <li>Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from Very Significant to No Significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>All necessary mitigation to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site lies in the broad lower section of the valley of the river Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation. On the flat lands close to the river itself, extensive systems of watermeadows were constructed from the 18th century onwards.</li> <li>The impact on the watermeadow systems in particular needs to be assessed and evaluated, as noted above. Only when this has happened would the impact on the historic landscape be understood.</li> <li>The Hardy associations of this landscape are discussed below.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>A cluster of listed buildings, all Grade II, are located to the west of the proposed site. However it is considered that the field located between the historic buildings and the site will create a buffer sufficient that there will be no impact from site to the buildings.</li> <li>The restoration proposals are sufficient to conform with the literary associations of this part of Dorset, in particular the Valley of the Dairies character created by Thomas Hardy.</li> <li>If the management of the water meadow land alongside the river can be appropriately managed and enhanced this will enhance the historic environment of this proposal.</li> </ul>	<ul style="list-style-type: none"> <li>A full assessment required to be carried out, with appropriate mitigation implemented as required.</li> </ul>
7. To maintain, conserve and enhance the landscape,	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The landscape is open and agricultural in character and development has the</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required and all appropriate mitigation to be included.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
including townscape, seascape and the coast.			<p>potential to impact on the openness of this landscape.</p> <ul style="list-style-type: none"> <li>Existing and new hedgerows and blocks of woodland provide an element of natural screening which would assist in the mitigation of any quarry development.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration could include increasing public access/informal recreation and including appropriate nature conservation interests.</li> <li>Advance planting to be carried out to prepare site for working.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No significant impact expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site contains/comprises very good quality agricultural land. Working the site will have impacts on this soil.</li> <li>Restoration will return the land to original ground levels, and will restore the quality of the land.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> <li>Restoration to include high quality agricultural land.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> <li>It is possible that treated inert waste will be used in restoration of the site, but this will not directly promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> </ul>	<ul style="list-style-type: none"> <li>Careful assessment of potential negative impacts required, with appropriate mitigation – this could include buffering/screening and holding back quarry traffic during peak traffic times.</li> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>
	-	+	<ul style="list-style-type: none"> <li>There is potential for negative economic impacts, such as dust, noise and increased traffic, which could affect other businesses in the vicinity or even further away.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing the site as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	0	0	<ul style="list-style-type: none"> <li>This is a large site of approximately 90 hectares located to the north of the C33 road through Woodsford. While no estimation of vehicular trips were given, the estimated annual output of 200,000 to 250,000 tonnes could reasonably generate 100 trips or more per day.</li> <li>The surrounding highway network is narrow and torturous in nature with few passing areas and limited forward visibility. There would be likely to be a strong highway objection to this scheme if it proposed to use any of these local roads.</li> <li>However, mineral extracted will be conveyed to the existing Hills' site, with access immediately west of the level crossing on the D21322.</li> <li>This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It would also need to consider the Highways Agency concerns with regards to movements to the A35T.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Mineral to be conveyed by internal haul routes or conveyors to existing Hills plant site for processing and export.</li> </ul>
16. To support and encourage the use of sustainable transport modes,	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact during development and working.</li> <li>However, the site will utilise internal conveyors to transport mineral for processing.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
imposing no unmitigated negative impacts on them.	+		<ul style="list-style-type: none"> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Residences and businesses within 250-500m. The site is large enough that it should be possible to screen these residences satisfactorily.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Screening, bunding, standoffs will mitigate impacts to some extent.</li> <li>Cumulative impacts on surroundings of working along with the adjacent Hurst Farm proposed site to be taken into consideration and mitigated against.</li> </ul>
	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Crossways is approximately 1.3km to the south and Higher Woodsford some 900m. East Woodsford is within 500m to the east, Tincton some 700m to the north.</li> <li>Site is well screened by existing hedges/trees. The site is large enough that where necessary it should be possible to screen any negative impacts satisfactorily, using mitigation such as visual and noise attenuation bunds.</li> <li>Site is relatively isolated and unlikely to impact any of these sites visually or through increased traffic.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>The site is some 35 km from the airport and not considered to be a threat.</li> </ul>	
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land – it does not include any formal/informal recreational land, apart from footpath crossing it.</li> <li>Restoration could include some aspect of improved public access.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Consider including some aspect of public access as part of restoration.</li> </ul>
	0	+		
	-	0		

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		+		

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Frome as being of 'Poor' environmental quality in this area. Potential for contamination from runoff from site.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> <li>Relocation of surface water features, provided this is feasible.</li> <li>Need to consider compliance to the Restoration Plan for the River Frome and its floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating or re-creating surface water features and associated habitats and species.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

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 the floodplain of the Main River Frome, and associated extent of Flood Zones 2 & 3 (medium & high risk) immediately to the north.

This proximity is likely to maintain / elevate ground water levels throughout the site. In addition, there is some theoretical risk of surface water flooding, shown by relevant mapping which indicates isolated ponding during severe rainfall events (1:100/1000yr). A site specific strategy of surface water management should be requested to ensure that the proposal does not increase rates of runoff or generate off site worsening. 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.

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared and land within Flood Risk Zone 1 is available for location of processing facilities and stockpiles.

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Cumulative Impacts

The site is an extension to a current aggregates quarry, in an area where there is other aggregate working both existing and proposed. As an extension, no intensification leading to cumulative impacts for traffic is expected.

There could be cumulative visual/landscape impacts, depending on how much of previous working of other parts of the site have been effectively restored when the North East Extension is applied for. This should be addressed at the stage of the planning application. Full visual impact assessment will be required, to identify impacts and mitigation.

The proposal is within 5Km of a site to the south of Crossways village allocated in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013), (Policy CRS1) for residential (500 dwellings) and employment (3.5Ha) development. Traffic arising from this new development will add to general traffic levels on the B3390.

This site is immediately adjacent to (west of) another sand and gravel site nomination, AS25 Hurst Farm, Moreton. In terms of access there are unlikely to be cumulative impacts as the two sites would be accessed via different roads. Hurst Farm would add some additional traffic onto the B3390.

The main cumulative impact would occur if this site proposal was to be worked simultaneously with the proposed Woodsford Extension, immediately to the west. This could lead to disturbance to properties on the north side of the Frome. The working of these sites will be phased to ensure that they do not work in adjacent areas simultaneously. The northern boundary of the site has been pulled back to provide a greater buffer.

The existing Warmwell Quarry, to the west of Crossways, has finished production, which has led to a reduction in lorry traffic on local roads.

## Viability

As an extension to an existing operational site, viability is accepted. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided. Mineral has been proven. The site is considered viable, for allocation in the Plan.

## Summary.

**Potential Benefits**

**Potential Impacts**

- Provision of aggregates required for maintenance and construction of the built environment.
- Restoration could include some increased and improved public access.
- Working the site will provide hydrology benefits to nature conservation, ground and surface water and European and national nature conservation designations, through removing then limiting the flow of nitrates into ground and surface waters.
- Restoration could include nature conservation benefits through management of the northern part of the site as wetland and reducing the land under intensive agriculture.

- There are expected to be heritage/archaeological impacts but it is expected that these impacts can be addressed.
- Possible impacts on the carrying capacity of the landscape, advanced planting should address this issue.
- The land is good quality agricultural land. Working the site for minerals will impact on this use and on the soil on the site. However the soils can be adequately protected and together with the agricultural use, restored or partly restored after working.
- Although relatively remote and mostly visually screened, working this site could have visual and noise impacts for properties/businesses to the north of the site, on the other side of the river. All appropriate mitigation to be put in place to minimise such impacts.
- A relatively small section of footpath crosses the western part of the site – this can be either temporarily or permanently diverted or screened and avoided.
- As an extension, site is not expected to cause intensification of impacts but will increase the time period that impacts are experienced e.g. transport impacts.

### Overall Recommendation:

This site is an extension of an existing quarry. No intensification of working is expected and any likely impacts are expected to be capable of mitigation. Site access and mineral processing will be via the existing operation. The proposal offers the strong benefit of reducing the flow of agricultural fertilisers into the groundwater, the Frome and ultimately into Poole Harbour. Depending on the final restoration of the site, nitrate flow could be reduced permanently.

Although well screened, it is possible that when the northern part of this site is worked there could be impacts on the amenity of residences/businesses across the river. To avoid this, mitigation will be required, including pulling the northern boundary of the site back. In addition, phasing of the working of this site and of the proposed site to the east, AS26 Hurst Farm, will be arranged in such a way that the northern sections of the two sites are not being worked adjacently and simultaneously.

The issue of cumulative impact must be carefully addressed. The proposed site is immediately adjacent to the proposed Hurst Farm site and adjacent areas of these two sites should not be worked simultaneously, particularly in the northern parts of each site, to minimise impacts on residences and businesses across the river.

Pulling the northern boundary back and leaving an area of unworked land to be managed as wetland will both assist in reducing nitrate flows to the river and reducing impacts on surrounding receptors.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS25 Station Road, Moreton

Site Name/Location: <b>AS25 Station Road, Moreton</b> Mineral Type: Sand and gravel		Nominee/Agent: Moreton Estate / Halletc Environmental Local Authority: Purbeck District Council	
Site Area: approximately 60 ha	Production: approximately 200,000 tpa	Reserve: approximately 3.1 million tonnes	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	+	+	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>No impacts expected</li> <li>Site working and restoration has the potential to reduce the flow of nitrates into the groundwater, the Frome and ultimately Poole Harbour</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Consider restoration that will include some areas for nature conservation and not to be used for agriculture.</li> </ul>
	0	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	+	+	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>No impacts expected during working.</li> <li>Site working and restoration has the potential to reduce flow of nitrates into the groundwater, the Frome and ultimately Poole Harbour</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Consider restoration that will include some areas for nature conservation and not to be used for agriculture.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0		
0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>	
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>The extraction of tertiary deposits and created exposures are of on-going interest to Tertiary and Quaternary geo-scientists as potential, if not active, research sites.</li> <li>Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Licensed abstraction within 500 m. Does not affect any Source Protection Zones. Overlies Secondary aquifer.</li> <li>Proposals would need to be supported with a hydrogeological risk assessment.</li> <li>Site working and restoration has the potential to reduce flow of nitrates into the groundwater, the Frome and ultimately Poole Harbour</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required <b>at planning application stage</b> to determine possible impacts on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> </ul>
	+		<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>The proposed site shows watercourses running within it. It will need to be proved that the extraction proposals will not have an adverse effect on the natural hydrology and water quality at the site allocation phase.</li> <li>Applicants or developers should be aware of their responsibilities to ensure that the operations do not</li> </ul>	
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>The proposed site shows watercourses running within it. It will need to be proved that the extraction proposals will not have an adverse effect on the natural hydrology and water quality at the site allocation phase.</li> <li>Applicants or developers should be aware of their responsibilities to ensure that the operations do not</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	+		<p>interfere with riparian owners' common law rights to receive water undiminished in quantity or quality.</p> <ul style="list-style-type: none"> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> <li>Consider restoration that will include some areas for nature conservation and not to be used for agriculture.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>No Environment Agency objection with regard to flood risk issues for this site. Site is entirely within Flood Risk Zone 1.</li> <li>As the site is greater than 1 hectare, a site specific Flood Risk Assessment (FRA) will be required in support of any future planning application.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>The size of the site and the presence of known historic features in the vicinity (notably those in and around the village of Moreton) indicate that the site has a high archaeological potential.</li> <li>The potential impact on below-ground archaeological remains needs to be assessed and evaluated before an informed planning decision can be made.</li> <li>Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from Very Significant Impact to No Significant/Negligible Impact.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area will be required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Assessment to include consideration of current land use and field pattern.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site lies in the broad lower section of the valley of the River Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation.</li> <li>Assessment of the age and importance of the present land use and field pattern would be needed for an informed planning decision to be made.</li> <li>Impact could be anywhere between Significant Adverse and No Significant /Negligible, depending on the results of this assessment and the development's working and restoration methods.</li> </ul>	
		+		



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>Station Road is lined on both sides with an informal avenue of trees and shrubs. The two closest listed buildings are sited to face along the road rather than across it at the site. The avenue of trees will limit impacts on these buildings and their settings.</li> <li>The presence of these heritage assets constitutes a constraint that has been given considerable weight and importance.</li> </ul>	<ul style="list-style-type: none"> <li>Full heritage assessment required to be carried out, with appropriate mitigation identified and implemented as required.</li> <li>If the impacts cannot be mitigated satisfactorily the site will not be developed.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Less significant landscape impact. Landscape capacity to accommodate the site is medium. The main impacts for the site will be from the B3390, Station Rd and Redbridge Rd as there are no rights of way through or near the site.</li> <li>Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows/trees and copses.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required and all appropriate mitigation to be included.</li> <li>Restoration could include increasing public access/informal recreation and including appropriate nature conservation interests.</li> <li>Advance planting to be carried out to prepare site for working.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No impact on designated landscapes or their setting.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site contains/comprises good to moderate quality agricultural land. Working the site will have impacts on this soil.</li> <li>Soils will be stripped and removed to be stored and.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and returned as part of restoration.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>It is expected that restoration will return at least part of the land to original ground levels, and will restore the quality of the land.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to include high quality agricultural land.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required.</li> <li>Site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> <li>It is possible that treated inert waste will be used in restoration of the site, but this will not directly promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> <li>There is potential for negative economic impacts, such as dust, noise and increased traffic, which could affect other businesses in the vicinity or even further away.</li> </ul>	<ul style="list-style-type: none"> <li>Careful assessment of potential negative impacts required, with appropriate mitigation – this could include buffering/screening and holding back quarry traffic during peak traffic times.</li> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing the site as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This site has an estimated 200,000 tonnes annual output and approximately 80 vehicle trips per day (40 in and 40 out). Access to the site is proposed from the B3390. This is a straight road at this point with hedgerows on either side and some large trees along the roadside edge. It should be possible to find a suitable access point along the site frontage, avoiding significant trees.</li> <li>Visibility splays suitable for 60 mph will be needed for this access and some hedgerow loss or relocation may be necessary to achieve this. Access should not be via the C33, Station Road that runs along the northern boundary of the site and forms part of National Cycle Network route 2 (NCN2).</li> <li>This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It may also need to consider Highways Agency concerns with regards to movements to the A35T.</li> <li>Due to the direct access from this site onto the B3390, and the reasonable possibility of an acceptable access provision, this site has been</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>given a D (No Significant/Negligible Impact) rating.</p> <ul style="list-style-type: none"> <li>Policies DM1 and DM 8 of the 2014 Minerals Plan actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Residential properties adjacent to site and in vicinity of site. Site is large enough to include appropriate mitigation to adequately screen surrounding properties from visual/noise impacts.</li> <li>Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.</li> <li>Development is likely to require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Screening, bunding, standoffs will mitigate impacts to some extent.</li> </ul>
		+	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Moreton village itself is adjacent to the eastern end of the proposed site. Again, the size of the site and the level of existing tree screening should make it possible to effectively screen the workings from the village. No quarry traffic would enter the village. Crossways is approximately 1 km away but completely screened.</li> <li>Villages along the B3390 may be affected by site traffic, depending on where the site is accessed.</li> <li>Transport issues/impacts are addressed separately.</li> <li>Site is well screened by existing hedges/trees. The site is large enough that where necessary it</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>should be possible to screen any negative impacts satisfactorily, using mitigation such as visual and noise attenuation bunds.</p> <ul style="list-style-type: none"> <li>Site is relatively isolated and unlikely to impact any of these sites visually or through increased traffic. Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>The site is some 35 km from the airport and not considered to be a threat.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	+/?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and does not appear to include any formal or informal recreational facilities.</li> <li>Restoration could include some element of public access.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Consider including some aspect of public access as part of restoration.</li> </ul>
	0	+/?	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and there are no public rights of way on, adjacent to or visible from the land.</li> <li>Opportunities for increased public access following restoration to be considered.</li> </ul>	<ul style="list-style-type: none"> <li>Consideration to be given to opportunities for improving public access in the area through restoration.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Frome as being of 'Poor' environmental quality in this area. Potential for contamination from runoff from site.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> <li>Relocation of surface water features, provided this is feasible.</li> <li>Need to consider compliance to the Restoration Plan for the River Frome and its floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating surface water features and associated habitats and species.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Some risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan provided the appropriate hydrological assessment is carried out and a Flood Risk Assessment prepared.

Climate Change predictions may result in flood outlines greater than existing Flood Zone 2. Processing plant/storage/stockpiles should preferably be located in Flood Zone 1, and should be located as far from Flood Zones 2 & 3 as reasonably possible.

### Viability

This is a new site proposal. The mineral on the site has been proven, and issues such as site access seem achievable. If part of the site was sterilised through creation of a buffer against the Conservation Area to the north, this could affect viability. However, this site is being worked in sequence with the AS26 Hurst Farm site and together it is felt they provide a viable quantum of mineral, even if the Station Road site is reduced in size.

## Heritage Impacts

The northern boundary of the site as identified is close to the boundary of the Moreton Conservation Area, including Listed Buildings. There is already an 80m buffer proposed, between Station Road and the edge of the proposed allocation AS25 Station Road. This proximity, and the impact the development of the site would have on the setting of these heritage assets must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.*

*This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.*

*The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( The Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise..."*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

#### Commentary

In considering the potential development of the Station Road site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the Conservation Area and the Listed Buildings but would have an impact on its setting. Development of the site would result in temporary harm to the setting of these heritage assets – this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.



The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage assets and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage<sup>13</sup>-a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the heritage assets;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is likely to be an extension site, with and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Cumulative Impacts

This site is a new proposal in an area where there is already mineral working. Depending on when it might start and what other sites are operating in the area, there could be an increased level of traffic on local roads, including the B3390.

There are no sites allocated for major development in the Purbeck Local Plan Part 1 (adopted Nov 2012) within 5 km of the proposal. The emerging Purbeck District Council Plan has considered housing development in the vicinity, as has the emerging West Dorset District Council plan.

Transport modelling has been carried out which indicates that the road network can carry the possible traffic levels. Quarry traffic can be held back during peak flow times, to minimise impacts. It is considered that any cumulative impacts can be satisfactorily mitigated.

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<sup>13</sup> ~~Dorset County Council is currently considering an application for the development of the Hurn Court Farm Extension~~



**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregate to support the local and wider economy, with accompanying benefits to the economy.</li> <li>• Improved public access may be possible as a part of site restoration.</li> <li>• Reduction of nitrates entering the ground and surface waters and the Frome, possibly on a long-term basis, with benefits to water quality and to nature conservation designations in Poole Harbour.</li> </ul>	<ul style="list-style-type: none"> <li>• Further information will be required on hydrogeology at planning application stage.</li> <li>• Surface drains flow across the surface and any impacts on these will need to be appropriately mitigated.</li> <li>• Development of this site could have significant impacts on archaeology or landscape. Further assessment is required but it is expected that any impacts will be capable of mitigation.</li> <li>• All soils to be properly removed, stored and used in restoration, to minimise impacts on soils.</li> <li>• A Transport Assessment will be required and there may be some transport-related impacts, but it is expected that these will be capable of mitigation.</li> <li>• Development of this site could lead to impacts on neighbouring properties and the village of Moreton. However, all impacts will be required to be appropriately mitigated and it is expected that this will be possible, particularly given the size of the site.</li> </ul>

**Overall Recommendation:**

This is a new site proposal. Further assessment is required to identify all potential impacts along with required mitigation. The proposal offers benefits, including reducing the flow of agricultural fertilisers into the groundwater, the Frome and ultimately into Poole Harbour. It is removed from the protected heathland designations. It is expected that impacts on amenity can be satisfactorily mitigated.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Aggregates: AS26 Hurst Farm, Moreton

Site Name/Location: <b>AS26 Hurst Farm, Moreton</b> Mineral Type: Sand and gravel	Nominee/Agent: Moreton Estate / Halletec Environmental Local Authority: Purbeck District Council	
Site Area: approximately 75 ha	Production: approximately 200,000 tpa	Reserve: approximately 3.3 mt

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	++	+	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>The permanent change from intensive agriculture to mineral extraction restored to extensive grassland and water bodies would be likely to result in a significant reduction in nitrate levels in receiving waters of the R. Frome, groundwater and Poole Harbour (SPA and Ramsar). If this can be secured there would be strategic nature conservation gain.</li> <li>In addition, reduction in intensive agricultural management of the fields between the proposed extraction area and the R. Frome would be an additional significant gain, preventing more direct runoff of fertiliser into the river and onward to Poole Harbour.</li> <li>These benefits will be realised from the time that the fields are taken out of agricultural production.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the area returned to intensive agriculture after working and maintain an area of land between the proposed site and the Frome as non-agricultural use land.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	++	+	<b>National Designations</b> <ul style="list-style-type: none"> <li>Comments made under European/International designations (above) apply to national designations as well</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the area returned to intensive agriculture after working and maintain the fields between site and Frome as non-agricultural use land.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	+	+	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>Site has potential to contribute to Water Framework Directive (WFD) targets and reduce nitrate enrichment within downstream water bodies if restored to partial wetland.</li> </ul>	<ul style="list-style-type: none"> <li>Further consideration to be given to restoration options and contributing to WFD targets.</li> </ul>
	+	0	<ul style="list-style-type: none"> <li>The extraction of tertiary deposits and created exposures are of on-going interest to Tertiary and Quaternary geo-scientists as potential, if not active, research sites.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the	?	+	<b>Groundwater</b> <ul style="list-style-type: none"> <li>Site boundary is within 100 m of a groundwater SPZ1 and there is a licensed abstraction within 250m (adjacent).</li> <li>The proposed development will need to be supported with a hydrogeological risk assessment at the planning application stage as Hurst Farm is on the border with</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required at planning application stage to determine possible impacts on ground and surface waters, with appropriate mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
consumption of water in a sustainable way.	++		<p>a groundwater Source Protection Zone 1 (SPZ1) and a licensed abstraction.</p> <ul style="list-style-type: none"> <li>Development has the potential to reduce the level of nitrate entering the groundwater and affecting the Frome and Poole Harbour.</li> </ul>	<ul style="list-style-type: none"> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?		<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>There are watercourses shown running within the proposed site and River Frome runs north of the site boundary.</li> <li>It will need to be proved that the minerals proposals will not have an adverse effect on the natural hydrology and water quality.</li> </ul>	
	++	+	<ul style="list-style-type: none"> <li>Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy. Ensure no impacts from this development and no increased sedimentation.</li> <li>Development has the potential to reduce the level of nitrate entering the Frome and Poole Harbour.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Since part of the site (approximately 10 hectares) lies within Flood Zones 2 and 3, should the actual working area encroach within the floodplain (Flood Zones 2 &amp; 3) there is a requirement to demonstrate application of the Sequential Test.</li> <li>Processing plant and ancillary infrastructure will be sited outside of Flood Zones 2 &amp; 3 and will not constitute a flood risk. There will be no storage of materials within the flood plain.</li> <li>A site specific Flood Risk Assessment (FRA) will be required in support of any future planning application.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>• There is possibly a watermeadow system on part of the site. The Dorset Historic Environment Record mentions a find of prehistoric flint within the site, and the Scheduled Monument of Hurst Bridge (1002422) lies not far to the east.</li> <li>• The presence (or not) of features associated with the watermeadow systems needs to be determined, then the impact on them, and on the setting of Hurst Bridge and other historic features and on below-ground archaeology needs to be assessed and evaluated before an informed planning decision could be made.</li> <li>• Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from a 'Very Significant Adverse Impact' to 'No Significant or Negligible Adverse Impacts'.</li> </ul>	<ul style="list-style-type: none"> <li>• Archaeological survey of the area will be required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>• All necessary mitigation to be implemented.</li> <li>• Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>• Assessment to include consideration of current land use and field pattern.</li> <li>• Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>• The site lies in the broad lower section of the valley of the river Frome. Historically some of the land here was heathland, other parts being wooded and under arable cultivation. On the flat lands close to the river itself, extensive systems of watermeadows were constructed from the 18th century onwards. Map evidence suggests that there may well be remains of a watermeadow system on the northern part of this site</li> <li>• The impact on the watermeadow systems in particular needs to be assessed and evaluated. Only when this has happened would the impact on the historic landscape be understood – at present it could be anywhere from a 'Very Significant Adverse Impact' to 'No Significant or Negligible Adverse Impacts'.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		??		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Less significant landscape impact. Landscape capacity to accommodate the site is medium. The main impacts for the site will be from the B3390 as there are no rights of way through or near the site.</li> <li>Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required and all appropriate mitigation to be included.</li> <li>Restoration could include increasing public access/informal recreation and including appropriate nature conservation interests.</li> <li>Advance planting to be carried out to prepare site for working.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No impact on designated landscapes or their setting.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	?	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site contains/comprises good to moderate quality agricultural land. Working the site will have impacts on this soil.</li> <li>Soils will be stripped and removed to be stored and.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Restoration will return the land to original ground levels, and will restore the quality of the land.</li> </ul>	<ul style="list-style-type: none"> <li>returned as part of restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required.</li> <li>Site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> <li>It is possible that treated inert waste will be used in restoration of the site, but this will not directly promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>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.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of possible impacts, including on business in the vicinity, and mitigation to be identified and implemented.</li> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			and the recreational attraction and use in the wider area (i.e. riding, walking).	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing the site as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-?	0	<ul style="list-style-type: none"> <li>This site has an estimated 200,000 tonnes annual output and approximately 80 vehicle trips per day (40 in and 40 out). Access to the site is proposed via an existing large farm access to the B3390.</li> <li>Visibility for 60 mph would need to be secured but is achievable from this access. The specific geometry of the access will need to be checked and it may be necessary to provide some localised widening to ensure that vehicles can enter and leave at the same time and pass on the farm access road. These details would be covered by a full Transport Assessment which would be required were this site to be submitted as a planning application.</li> <li>Any TA should initially be scoped with the Transport Development Management Team. It may also need to consider Highways Agency concerns with regards to movements to the A35T.</li> <li>Due to the direct access from this site onto the B3390, and the reasonable possibility of an acceptable access</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			provision, this site has been given a "No Significant or Negligible Adverse Impacts" rating.	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>There are residential properties within site, adjacent to site and in vicinity of site, including properties and businesses on the other side of the river.</li> <li>Site is large enough to include appropriate mitigation to adequately screen properties from visual/noise impacts.</li> <li>Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Mitigation such as screening, bunding and standoffs are expected to be able to adequately address any impacts.</li> <li>Cumulative impacts on surroundings of working along with the adjacent Woodsford Extension to be taken into consideration and mitigated against.</li> </ul>
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Closest settlements include Moreton, Tincton and Crossways. All are screened by existing trees/woodlands.</li> <li>Villages along the B3390 may be affected by site traffic.</li> <li>Impact will be somewhere between 'Significant' and 'Less Significant', given size of site and levels of screening existing and to be created.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>The site is some 35 km from the airport and not considered to be a threat.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	0	+?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and does not appear to include any formal or informal recreational facilities.</li> <li>Restoration could include some element of public access.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Consider including some aspect of public access as part of restoration.</li> </ul>
	0	+ ?	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and there are no public rights of way on, adjacent to or visible from the land.</li> <li>Restoration could include some element of public access.</li> </ul>	<ul style="list-style-type: none"> <li>Consideration to be given to opportunities for improving public access in the area through restoration.</li> </ul>

### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Frome as being of 'Poor' environmental quality in this area. Potential for contamination from runoff from site.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> <li>Relocation of surface water</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating surface water features and associated habitats and species.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works</li> </ul>

- Impacts on or removal of surface water features.

features, provided this is feasible.

- Need to consider compliance to the Restoration Plan for the River Frome and its floodplain.

may affect flow of an ordinary watercourse.

## Flood Risk Commentary

Site is mostly within Flood Zone 1, and partly within Flood Zones 2 & 3.

Some risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Sand and gravel extraction is water compatible, so suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

Climate Change predictions may result in flood outlines greater than existing Flood Zone 2. Processing plant/storage/stockpiles should preferably be located in Flood Zone 1, and should be located as far from Flood Zones 2 & 3 as reasonably possible.

## Viability

This is a new site proposal. The mineral on the site has been proven, and issues such as site access seem achievable. If part of the site was sterilised through creation of a buffer against the heritage assets to the east, this could potentially affect viability. However, this site is being worked in sequence with the AS25 Station Road site and together it is felt they provide a viable quantum of mineral, even if this site (and Station Road) is reduced in size.

## Cumulative Impacts

This site is a new proposal in an area where there is already mineral working. Depending on when it might start and what other sites are operating in the area, there could be an increased level of traffic on local roads, including the B3390.

There are no sites allocated for major development in the Purbeck Local Plan Part 1 (adopted Nov 2012) within 5 km of the proposal. The emerging Purbeck District Council Plan has considered housing development in the vicinity, as has the emerging West Dorset District Council plan.

Transport modelling has been carried out which indicates that the road network can carry the possible traffic levels. Quarry traffic can be held back during peak flow times, to minimise impacts. It is considered that any cumulative impacts can be satisfactorily mitigated.

There could be a cumulative impact if this site proposal was to be worked simultaneously with the proposed Woodsford Extension, immediately to the west. This could lead to disturbance to properties on the north side of the Frome. This issue should be addressed at the planning application stage. . The northern boundary of the site will be pulled back to provide a greater buffer.

## Heritage Impacts

There are Listed Buildings to the east of the site, across the B3390 and screened to some extent by vegetation.

Proper assessment of these heritage assets and their settings is required to establish the impact the development of the site would have on the setting of these heritage assets, and the great and considerable weight given to this impact, carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.*

*This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.*

*The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ...*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...*

134. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

135. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

The National Planning Policy Framework (paragraph 144) also states:

*When determining planning applications, local planning authorities should:*

- *give **great weight** to the benefits of the mineral extraction, including to the economy;*

### Commentary

In considering the potential development of the Hurst Farm site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the Conservation Area and the Listed Buildings but would have an impact on its setting. Development of the site would result in temporary harm to the setting of these heritage assets – this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage assets and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out

**at this stage** are considered to be proportionate and appropriate. At the planning application stage<sup>14</sup> a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the Listed Buildings ;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- ~~the fact that this is an extension site, and the processing plant and other infrastructure is already available~~
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment.</li> <li>• Provision of aggregate to support the local and wider economy, with accompanying benefits to the economy.</li> <li>• Restoration could include some increased and improved public access.</li> <li>• Working the site will provide benefits to nature conservation, ground and surface water and European and national nature conservation designations, through removing then limiting the flow of nitrates into ground and surface waters.</li> <li>• Restoration to offer nature conservation benefits through management of the northern part of the site as wetland and reducing the land under intensive agriculture.</li> </ul>	<ul style="list-style-type: none"> <li>• Further information is required on hydrogeology, as the site is close to a Source Protection Zone 1.</li> <li>• Surface drains flow across the surface, and these will need to be appropriately dealt with.</li> <li>• Development of this site could have significant impacts on archaeology, historic landscapes and landscape capacity. Further assessment is required, with appropriate mitigation to be identified and implemented.</li> <li>• Impacts, with great weight attached, on heritage assets in vicinity.</li> <li>• Soils to be appropriately managed and protected.</li> <li>• A full Transport Assessment with impacts and mitigation identified will be required.</li> <li>• There are likely to be impacts on neighbouring properties and businesses, particularly if this site and Woodsford Extension were to be worked</li> </ul>

<sup>14</sup> Dorset County Council is currently considering an application for the development of the Hurn Court Farm Extension



simultaneously. Appropriate mitigation to be identified and implemented – this will include phasing of working to reduce impacts and pulling northern boundary back

### **Overall Recommendation:**

This is a new site proposal. Further assessment is required to identify all potential impacts along with required mitigation. The proposal offers the strong benefit of reducing the flow of agricultural fertilisers into the groundwater, the Frome and ultimately into Poole Harbour. It is also removed from the protected heathland designations. As a large site it is expected that impacts on amenity can be satisfactorily mitigated.

Working this site will have impacts, but it is expected that these can be overcome through appropriate mitigation. Further assessment will be required to gain a better understanding of what the impacts might be and how best to mitigate.

Impacts on Listed Buildings and their settings must be carefully considered at planning application stage, to ensure full mitigation.

The issue of cumulative impact must be carefully addressed. The proposed site is immediately adjacent to the proposed Woodsford Extension and adjacent areas of these two sites should not be worked simultaneously, particularly in the northern parts of each site, to minimise impacts on residences and businesses across the river.

Pulling the northern boundary back and leaving an area of unworked land to be managed as wetland will assist in both reducing nitrate flows to the river and reducing impacts on surrounding receptors.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Crushed Rock: PK16 Swanworth Quarry Extension

<b>Site Name/Location:</b> PK16 Swanworth Quarry Extension <b>Mineral Type:</b> Limestone (primarily for crushing)	<b>Nominee/Agent:</b> Suttle Stone Quarries/Quarryplan Ltd <b>Local Authority:</b> Purbeck District Council	<b>Site Area:</b> c. 14 ha <b>Production:</b> c. 120,000 tpa <b>Reserve:</b> c. 1.7 million tonnes
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	+	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>A sufficient stand-off from the Isle of Portland to Studland Cliffs SAC to the south would be required to ensure the long term stability of the SAC.</li> <li>Beyond that, restoration could offer significant habitat gain over the current intensive agricultural land use.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure appropriate stand-off is included.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Principal Aquifer. No impact on Source Protection Zones. No licenced supplies.</li> <li>Assessment should be completed to assess the impact on the water resource and on down gradient licensed springs and receiving water course.</li> <li>Proposed extension overlies part of the area from which Kingston's water supply comes.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality – with particular reference to protecting Kingston's water supply.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Surface water within approximately 500m of site boundary, to the south.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	-	?	<b>Archaeology</b> <ul style="list-style-type: none"> <li>A barrow that is protected as a Scheduled Monument (Dorset M161 – ‘Barrow 1000yds (910m) SE of Kingston Barn) is a constraint to quarrying here. It occupies a location west of the proposed extension..</li> <li>Historic England have considered the proposed extension and have indicated that it should be possible to identify and avoid the setting of this western barrow, thereby allowing the proposed extension.</li> <li>Further assessment will be required at the planning application stage to test the proposed extension boundaries, the relationship of the western barrow to others around Combe Bottom as well as other setting issues and the impact on other below-ground archaeology (the ‘Bing Maps’ aerial view of the site seems to show cropmarks of ancient field boundaries).</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess Monuments and establish their settings and determine how these can be fully protected during working.</li> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	-	?	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>The presence of the Monument and associated constraints have been discussed above.</li> <li>As well as being part of a landscape where quarrying has taken part in the past, the site appears to be one of a number of relatively flat locations around Combe Bottom that were chosen as locations for Bronze Age barrows.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>This is a quarry set in a quarrying landscape and the nearest listed buildings are too far away to be affected.</li> <li>No significant impact expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-		<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The site is located within the Purbeck Plateau, an open coastal landscape that provides sweeping views across a predominantly undeveloped context, often incorporating characteristic geometric fields with stone boundaries, of the type that comprise the extension site itself.</li> <li>The proposal would have a significant adverse impact on the physical landscape, which is highly valued and protected.</li> <li>Proximity to the Purbeck Way and public highways are of key concerns due to visual effects and operational noise. This will result in significant adverse impacts on sensitive visual receptors and impact negatively on the tranquillity in this part of the AONB.</li> <li>The earthworks required would also create significant adverse impacts on the open and sloping sides of the valley above the wooded edges and actively impact on the setting of the adjacent tumuli.</li> <li>Therefore, despite the upper western area being in the 'Zone of Least Landscape and Visual Impact' it is felt access to this area in terms of the impact on the coombe, the rest of the eastern facing slopes and the Purbeck Way means at this scale it is not appropriate for landscape and visual reasons.</li> </ul>	<ul style="list-style-type: none"> <li><del>More detailed landscape and visual impact assessment to identify and implement possible mitigation of identified impacts.</del></li> <li><del>If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</del></li> <li><del>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</del></li> <li><del>Appropriate mitigation will be required; and where this is not possible, compensation will be required.</del></li> <li><del>The following specific issues are considered to require clarification and/or modification - they are considered in more detail in the 'Landscape Impacts' later in this site assessment:</del> <ul style="list-style-type: none"> <li><del>The length of time the quarry may remain operational</del></li> <li><del>Working the proposed extension, in relation to cessation of working and restoration at the current quarry</del></li> <li><del>Appraisal of mitigation options</del></li> <li><del>The issue of the tunnel referred in the Pre-Submission Consultation Draft</del></li> <li><del>The red line coverage, and how appropriate this is</del></li> </ul> </li> </ul>
	--	?	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Significant Adverse Impact – site is within Dorset Area of Outstanding Natural Beauty and Heritage Coast.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				<ul style="list-style-type: none"> <li>○ <a href="#">Landscape and habitat enhancement through restoration</a></li> <li>○ <a href="#">The need for compensatory environmental enhancement to offset landscape harm</a></li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>• Impacts on air quality expected to be negligible.</li> <li>• No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>• Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>• Site is 'Good to Moderate' agricultural land.</li> <li>• Soils will be stripped and protected during preparation and working and reused on site as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>• The current site provides both dimension stone (from the Portland beds) for construction or sea defence uses as well as crushed rock sold as construction aggregate. This is the only source crushed rock outside of Portland.</li> <li>• The proposed extension would make an important contribution to the supply of crushed rock, primarily for local markets. It would serve to reduce the need for aggregate extraction elsewhere in the county.</li> </ul>	<ul style="list-style-type: none"> <li>• No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate and/or possible.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>• Although the current site does include a recycled aggregates production facility, it is not expected that the proposed extension will also produce recycled aggregates.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to	+	0	<ul style="list-style-type: none"> <li>• Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
meet society's needs.			<ul style="list-style-type: none"> <li>This site plays an important role in supplying crushed rock aggregate to Purbeck, and Bournemouth and Poole.</li> </ul>	
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of crushed rock and dimension stone required for construction and other purposes. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>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.</li> <li>Restoration to agriculture will offer some economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> <li>Impacts on local businesses will be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any	-	0	<ul style="list-style-type: none"> <li>Access proposed is via the adequate existing Swanworth Quarry access onto the C135. From here vehicles will travel a short distance north onto the B3069 and onward to the A351 through Kingston.</li> <li>The proposed extension will not be worked concurrently with the existing Swanworth Quarry operations.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
residual impacts.			<ul style="list-style-type: none"> <li>The route passes a small number of properties on the edge of Kingston but by-passes the main part of the settlement on the B3069. This site has therefore considered to have a 'Less Significant Adverse Impact'.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<p>Development Management Team.</p> <ul style="list-style-type: none"> <li>Transport Assessment will identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Closest property approximately 350m to north/east; others &gt;500m to south, Kingston Village approximately 1km to north-west.</li> <li>Possibility of some visibility from the north – further assessment will be required, with mitigation through screening if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> <li>Transport impacts to be considered through Transport Assessment, as considered above.</li> </ul>
	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Kingston Village approximately 1km to north west, Worth Matravers approximately 1km to south east. Limited if any visibility from the north, limited if any visibility from the south at Worth Matravers – site would be visible from the C135 north of Worth Matravers.</li> <li>Access and vehicle number would not change in intensity.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	-	?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Majority of the site is agricultural land, no formal/informal recreational use.</li> <li>Southern part of the site (the dry coombe) appears to have informal access routes, along with a bridleway. This area links the extension to the main quarry and is unlikely to be worked, but will need to be crossed.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential impacts, with appropriate mitigation identified. This must address impacts on the bridleway.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	-	?	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Southern part of the site appears to have informal access routes, along with a bridleway (SE11/83). This area links the extension to the main quarry and is unlikely to be worked, but will need to be crossed.</li> <li>Bridleway will be significantly affected by the proposed development, during development and working.</li> </ul>	

### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Landscape Impacts

The following issues have been raised by Natural England, with responses provided by the site promoter and the Mineral Planning Authority.

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
<p>1. <u>The length of time that the quarry might remain operational appears to be based on the projected output in relation to the mineral reserve, but is the timetable realistic, given the length of time the existing quarry has been operational?</u></p> <p><u>Might the availability (or lack) of inert fill affect progress and how quickly might restoration be achieved?</u></p>	<p><u>The limestone reserves in the extension area amount to 1.7 million tonnes and would be extracted at a rate of 125,000 tonnes per year for 13 -14 years. It is expected that the duration of operations would be in region of 20 years from start to finish which gives 1-2 years for start-up and 4-5 years for restoration after stone extraction has finished.</u></p> <p><u>This time frame works as follows:</u></p> <ul style="list-style-type: none"> <li>i) <u>On the assumption that each of the three phases of stone extraction has the same time frame (4.5 years) and the same volume of limestone, each phase would contain 567,000 tonnes which would generate a voidspace of 227,000 cubic metres (2.4 tonnes/cubic metre of limestone). In backfill terms 227,000 cubic metres requires 385,000 tonnes of inert fill (1.7 tonnes / cubic metre).</u></li> <li>ii) <u>Swanworth is able to import up to 100,000 tonnes of inert material each year, so even if we do not start infilling Phase 3 until all the stone has been removed we can restore Phase 3 in less than 4 years.</u></li> <li>iii) <u>If the use of quarry waste is included as a potential source of restoration material, along with imported inert materials, this would shorten the time frame for restoration.</u></li> <li>iv) <u>The existing quarry has been operated in one form or another by various different operators for almost 100 years and is approximately 60 acres (24 hectares) in extent. The extension is approximately 28 acres (11ha) and will be controlled by Suttles from day one with completion</u></li> </ul>	<p><u>The Mineral Planning Authority note the various timescales for restoration of the existing quarry and development/restoration of the proposed extension as set out by the agent.</u></p> <p><u>It appears feasible to complete the working and restoration by say 2045 at the latest - but this does depend on a number of factors, including market demand.</u></p>

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
	<p><u>including restoration to original levels over a period of 20 years.</u></p> <p>v) <u>Suttles have only operated the site for 7 years and are making a real effort to progress the restoration. The site is complying with its current planning permission and is on track for restoration by 2025.</u></p>	
<p>2. <u>The issue of the working of the site in relation to cessation and restoration of the existing quarry is not covered in the Policy, background text or the development guidelines.</u></p> <p><u>There is a potential cumulative effect on the AONB from the two sites being open simultaneously and at present there is nothing in the Plan that serves to minimise such an effect.</u></p> <p><u>In these circumstances a better definition of 'finished' is required in relation to the degree to which restoration of the existing quarry should have progressed (currently about 30% of the existing quarry seems to be restored and this proportion seems to have changed little in the last 10 years).</u></p> <p><u>Moreover, the development guidelines need to deal with the issue with a new clear and specific link between these Guidelines and Policy MS-3.</u></p>	<p><u>Restoration of the current quarry</u></p> <ul style="list-style-type: none"> <li>• <u>The existing quarry is 60 acres (24ha) in area and is being progressively restored to limestone pasture by 2025.</u></li> <li>• <u>Around 18 acres (7ha) of the existing quarry have already been fully restored to limestone pasture.</u></li> <li>• <u>Restoration levels are close to being achieved within a further 12 acres (5ha) of the quarry, due to be fully restored by 2020.</u></li> <li>• <u>The final phase of quarry restoration of approximately 15 acres (6ha) will be completed during 2021-2025.</u></li> </ul> <p><u>Cumulative Issues</u></p> <p><u>The remaining 15 acres (6ha) of the quarry contains the operational elements that would be retained for the development of the extension area including the existing processing plant and equipment, workshops, site access, weighbridge and offices. There would be no requirement to replicate or relocate these elements in the proposed extension and consequently there would be no cumulative impact as a consequence.</u></p> <p><u>The extension allocation will not result in cumulative landscape impacts because the current quarry will have finished extraction and over half of the site will be restored when the extension is progressively developed (assuming a start date of 2021 although it is difficult to predict the planning timescales).</u></p> <p><u>The current quarry has 30 acres (12ha) of extraction or processing and 12 acres (5ha) of restoration in progress. Of this 42 acres (17ha) of land, only a fraction is visible enough to cause any impact on the AONB. The extension area is 28 acres (11ha) and so even if all of the extension area was extracted without any progressive restoration (which it won't be), the</u></p>	

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
	<p><u>acreage of quarried land will never exceed that which has been the norm for the last 20+ years.</u></p> <p><u>The entire extraction footprint of Swanworth (current and extension) will therefore never exceed around 58 acres (23.5ha) at an absolute maximum before 2025 and will be less than 40 acres (16ha) at any one time after 2025.</u></p> <p><u>It is important to note that other considerations (e.g. noise, dust, traffic) would remain at current levels (i.e. not increase cumulatively) because the processing and access will not change or the level of activity as a consequence of the extension.</u></p> <p><u>Definition of 'finished'</u></p> <p><u>Restoration of the current quarry, excluding the operational elements to be retained for the extension area, would still be completed in line with timescales of current planning e.g. by June 2025.</u></p> <p><u>A planning condition prohibiting the concurrent extraction of stone from the current quarry and the extension area (apart from the access road development) would be acceptable.</u></p> <p><u>The majority of the quarry is not visible from outside therefore it may appear that little has changed over the past 10 years, however a considerable amount of progress has been carried out infilling the large quarry void. A large part of the quarry is currently being infilled and within the next two years an additional 12 acres (5ha) will reach final restoration levels and be restored.</u></p>	
<p><u>The lack of any appraisal of possible mitigation must be addressed. Potential mitigation measures such as different screening options, phasing and early restoration should be evaluated in the Development Guidelines with appropriate corresponding changes made to Policy MS-3 as necessary.</u></p> <p><u>Mitigation considerations should include the quality and condition of landscape features which, where appropriate could be enhanced/restored. For example the restoration of walls may reduce visual impacts, creation of new walls e.g. along the northern part may serve to</u></p>	<p><u>Various mitigation measures are proposed, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Only the lower parts of the three fields would be extracted.</u></li> <li>• <u>Extraction will be in a sequence moving northwards to minimise visual impacts.</u></li> <li>• <u>Progressive restoration would be undertaken of the western higher slopes (particularly the in-situ overburden slopes) at the earliest opportunity.</u></li> <li>• <u>The creation of low small linear bunds along the northern and eastern boundaries to reinforce the existing wall, fence and hedgerow structure. These bunds are to be rough grassed and scrub and are designed</u></li> </ul>	<p><u>Draft Plan will be amended to make clear that mitigation will be required. There is no intention to specify exactly the form this should take, although examples could be included.</u></p>

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
<p><u>provide functional screening in relation to the visual receptors on the B3069.</u></p>	<p><u>not to be visually intrusive but rather reflect the character of the existing coombe slopes</u></p> <ul style="list-style-type: none"> <li>• <u>A bridge using gabion basket abutments would be built to cross the Purbeck Way linking the consented quarry with the proposed extension and providing the means of access for transportation of excavated material.</u></li> <li>• <u>An access cut would be created which will contain vehicle movements and reflect the character of nearby coombes with its native herb/shrub/tree planting on its upper levels/slopes.</u></li> <li>• <u>The proposed extraction area would be progressively filled to existing contours to remove completely any long term/permanent landscape or visual impact. Potential post-restoration land use is expected to be a combination of agricultural and habitat creation for nature conservation.</u></li> </ul>	
<p><u>The possible arrangements with the tunnel are not adequately explained anywhere in the documentation, so that it is not possible to come to a view about how a tunnel and associated bridge might affect the Area of Outstanding Natural Beauty</u></p> <p><u>The potential impact of these artificial structures on the natural qualities of the AONB must be considered.</u></p>	<p><u>The tunnel has been removed from recent submissions, and is no longer being considered. The site promoter is in the process of producing visual and engineering representations for the bridge crossing.</u></p>	<p><u>The proposal to use a tunnel has been withdrawn.</u></p>
<p><u>The red line around the proposed allocation includes a small area of about 0.6ha at the top end of the coombe situated to the east of the proposed access corridor. This comprises an east facing slope at the northern end of the coombe (the south end of this small area is touched by the Purbeck Way at the point where it changes direction before climbing the opposite side of the coombe).</u></p> <p><u>It is unclear why this area is</u></p>	<p><u>The small area at the top of the coombe is not planned for extraction. It is worth highlighting that the red outline is the site allocation area, it will not be fully extracted to the red line boundary and all the mitigation screening is contained within the red outline.</u></p>	<p><u>Include text in the Plan, along the lines of the agent's comment.</u></p>

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
<p><u>included within the allocation site since if it were worked it would open up views into the remainder of the site. It is at a lower level so not suitable for providing screening which needs to be at the top of the slope. In these circumstances we would recommend that this area is removed.</u></p>		
<p><u>One aspect of the proposal that should count in its favour is that within the allocation site at present the 'natural' element of the AONB is not well represented, apart from the landform itself. There is an opportunity therefore for enhancement as part of the restoration. In general terms we support the restoration vision but have the following more detailed comments.</u></p> <p><u>(a) the objective should not just be for 'limestone pasture' but for limestone pasture of conservation interest (e.g. species-rich limestone pasture)</u></p> <p><u>(b) some areas should be left to naturally revegetate as early successional limestone habitats are particularly valuable</u></p> <p><u>(c) we do not think that new copses would be appropriate in this open landscape.</u></p>	<p><u>We are open to any reasonable restoration suggestion however, the matter was addressed in paragraph 4.10.</u></p> <p><u>"The extension site is currently in agricultural use. Restoration to original ground level affords the opportunity to either revert the site to agriculture or a combination of uses including those which benefit biodiversity, geodiversity and public access (as envisaged in the restoration concept for the existing quarry – which has succeeded in creating an area of valuable species-rich limestone grassland)."</u></p>	<p><u>Text will be added to the Plan to conform with Natural England's suggestions.</u></p>
<p><u>It is probable, and certainly it cannot be ruled out at this stage, that even with 'full mitigation' there will be residual adverse landscape and visual impacts on the AONB.</u></p> <p><u>In these circumstances Policy DM4 of the Minerals Core Strategy should apply, requiring compensatory environmental enhancements to offset the harm. Such measures may also</u></p>	<p><u>The site promoters are open to discussion on compensatory enhancements but the clear advantage of the current proposals is that the land will be restored to the existing landform. As it says in Section 8 Conclusion to the LVIA:</u></p> <ul style="list-style-type: none"> <li><u>All and any visual or landscape impacts are, in any event, temporary. The restoration of the whole proposed area to the original landform, land cover and land uses</u></li> </ul>	<p><u>Text will be added to the Plan regarding the need for compensation.</u></p>

<u>Issue</u>	<u>Response from Agent</u>	<u>Mineral Planning Authority Response</u>
<p><u>serve to moderate detrimental effects in line with the requirements of the NPPF (115/116).</u></p> <p><u>However, at present the Plan only refers to mitigation and as such does not provide an adequate basis for provision of the necessary enhancements. The Plan should be amended to address this point through a new a specific policy requirement to this effect in MS-3 together with details about the mechanism of implementation within the Development Guidelines.</u></p>	<p><u>ensures this.</u></p> <ul style="list-style-type: none"> <li>• <u>No landscape elements or features of any consequence are permanently lost.</u></li> <li>• <u>There are no cumulative effects.</u></li> <li>• <u>While there would be limited landscape impacts on the AONB and visual impacts limited to very restricted viewpoints in the AONB these would be temporary.</u></li> </ul>	

#### Possible Timescales:

#### Restoration status of the current quarry of 60 acres:

- 18 are fully restored
- 12 are almost finished, due to complete by 2020
- 15 are still under extraction, due to complete 2021-2025
- 15 will remain unrestored, used for processing etc. and will be needed for the proposed extension

#### Current quarry to be restored by 2025.

#### The proposed extension could begin c. 2021/2022:

If the extension started 2022, and was ready to extract by 2024, the first phase could be complete 2028/9 - by this time, restoration of all but the operational 15 acres of the current quarry would be complete, and all incoming inert waste could be used on the proposed extension

#### Second phase of extension 2029 to 2034, meanwhile restoration ongoing on first phase

Third phase 2035 to 2039/2040, while restoration of second phase ongoing - with restoration of the extension by 2044/45

## **Cumulative Impacts**

Site nomination comprises an extension of an existing quarry in an area where there is a concentration and long history of mineral extraction. The site is an extension of an existing quarry and will not be developed until the existing operation is completed. No traffic related impacts are expected, but in landscape terms the impact of the proposed extension could be an intensification over the existing operation. Further assessment is on-going to determine whether impacts can be mitigated.

There could be cumulative visual/landscape impacts, taking into account the current site and how much of that is restored.. This should be addressed at the stage of the planning application. Full visual impact assessment will be required, to identify impacts and mitigation.

There are no sites allocated for major development in the Purbeck Local Plan Part 1 (adopted Nov 2012) within 5 km of the proposal.

The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.

## Viability

As an extension to an existing operational site, viability is not considered to be an issue. Great Plantation will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

## Heritage Impacts

There are a number of scheduled monuments in the vicinity, including one, a barrow, within 130m of the proposed extension. There are other barrows in the vicinity, which must be considered (along with their settings) in combination with each other. The impact the development of the site would have on the setting of these assets, and the considerable weight to be given to any harm to the setting of these assets, must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.*

*This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.*

*The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( The Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be*



*proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be ...*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

The National Planning Policy Framework (paragraph 144) also states:

*When determining planning applications, local planning authorities should:*

- *give **great weight** to the benefits of the mineral extraction, including to the economy;*

#### Commentary

In considering the potential development of the Swanworth Quarry site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the heritage assets, but would have an impact on their setting. Development of the site would result in temporary harm to the setting of the heritage assets - this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage assets setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage assets and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the scheduled monuments;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of some dimension stone and armour stone – latter has benefits in coastal protection.</li> <li>• Reduction in impacts of agriculture on the SAC to the south. Other benefits to biodiversity from removing the land from agriculture, either temporarily or permanently.</li> <li>• If a dry coombe restoration approach is used, this will provide further benefits.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Restoration to offer improved public access.</li> <li>• Provision of crushed rock aggregates – in a location away from Portland - required for maintenance and construction of the built environment.</li> <li>• Provision of aggregate to support the local and wider economy, with accompanying benefits to the economy.</li> </ul>	<ul style="list-style-type: none"> <li>• Significant impacts on the Scheduled Monument(s) and settings and on other archaeological features – full assessment of impacts required, with all necessary mitigation identified. <a href="#">English Heritage Historic England</a> to agree proposed mitigation.</li> <li>• Significant landscape issues, through impacts on the dry coombe, views from south/west and on Area of Outstanding Natural Beauty and Heritage Coast. Full assessment of impacts required, with all necessary mitigation identified.</li> <li>• Significant impacts on bridleway south and east of site. Further assessment required to consider how this can be mitigated.</li> <li>• A full Transport Assessment with impacts and mitigation identified will be required.</li> <li>• Assessment of possible impacts on surrounding sensitive receptors (residences, settlements) with full mitigation identified.</li> </ul>

### Overall Recommendation:

*No overall recommendation is made on this site proposal at this time, as it is currently under revision and further information is awaited from promoters. It has been included for information purposes, and to seek any further comments that consultees may wish to make.*

This is a proposed extension of the existing Swanworth Quarry. Appraisal has identified a number of both benefits and impacts that are likely to result from its development.

The key benefit is reduced transport impacts making the proposed extension, on this basis, a more sustainable option than the alternatives, Portland and Somerset.

However, there are significant landscape impacts, as the proposed extension is within both the Dorset Area of Outstanding Natural Beauty and the Heritage Coast.

The Mineral Planning Authority consider the benefits of maintaining a supply of crushed rock in a relatively sustainable location to serve the Bournemouth and Poole market are enough to justify the inclusion of the proposed site in the Draft Mineral Sites Plan, for debate and consideration through Examination.

On balance, the Mineral Planning Authority are of the opinion that it appears reasonable on the basis of evidence available and the assessment undertaken to date to consider including this site in the emerging Mineral Sites Plan and to discuss its inclusion at the Examination Hearings, inviting the Inspector's view on its ultimate inclusion or exclusion.

## Recycled Aggregates: RA01 Whites Pit, Poole

<b>Site Name/Location:</b> RA01 Whites Pit, Poole	<b>Nominee/Agent:</b> Land and Mineral Management
<b>Proposed development:</b> It is an existing operation	<b>Local Authority:</b> Borough of Poole
<b>Site Area:</b> approximately 6 ha	<b>Capacity:</b> up to 250,000 tpa;

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

**N.B. the proposal seeks a permanent or long-term approval for recycled aggregate production, so restoration/afteruse has not been considered.**

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	++	N/A	<ul style="list-style-type: none"> <li>Use of a washing plant permits the recycled product to be applied to higher specification uses and reduces the amount of material ultimately requiring landfill.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	N/A	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	N/A	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required, along with any mitigation that may be necessary.</li> <li>Aggregate recycling operation is currently in operation on the site, so unlikely to be significant effects identified.</li> </ul>
	0	N/A	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	N/A	<b>Protected species</b> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	N/A	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	0	N/A	<ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	N/A	<b>Groundwater</b> <ul style="list-style-type: none"> <li>Site overlies secondary aquifer. Not within any Source Protection Zone designation.</li> <li>Licensed abstraction sites in proximity, any possible impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Detailed pollution prevention management plan detailing best practices to minimise pollution incidents, as well as measures that will be taken should a pollution event occur.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site is of an acceptable quality.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> <li>An appropriate surface water management scheme would need to be provided at the planning application stage.</li> <li>This must consider both surface water flow within and off the site, and also take into account water quality issues by incorporating appropriate pollution prevention measures.</li> </ul>
	0	N/A	<b>Surface Water</b> <ul style="list-style-type: none"> <li>Water quality issues may arise from the contaminated land beneath the site, or from the construction/operation of the recycling centre.</li> <li>All these issues must be considered in the design and management of the proposed development.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	N/A	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the	0	N/A	<b>Archaeology</b> <ul style="list-style-type: none"> <li>Since this area has been quarried and landfilled in restoration, provided that works only take</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this stage, tumuli referred to are</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).			<p>place within the existing worked/restored area, there should not be a significant impact.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>unlikely to be affected by the proposed development.</p> <ul style="list-style-type: none"> <li>Site is already an existing aggregate recycling operation.</li> </ul>
	0	N/A	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>Since this area has been quarried and landfilled in restoration, provided that works only take place within the existing worked/restored area, there should not be a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	N/A	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>No impacts on any listed buildings or settings of any listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	0	N/A	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Given the fact that the site is currently operating as an aggregate recycling operation, no impacts are expected and no further actions required at this stage.</li> </ul>
	0	N/A	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No impact on any designated landscapes.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	0	N/A	<ul style="list-style-type: none"> <li>Site is an existing aggregate recycling operation, located on land previously quarried and landfilled in restoration.</li> <li>No further impacts on soil quality are expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
10. To conserve and safeguard mineral resources.	++	N/A	<ul style="list-style-type: none"> <li>Site is an existing aggregate recycling operation, located on land previously quarried and landfilled in restoration. There are no further mineral resources in the ground to protect.</li> <li>As a producer of recycled aggregates, this site will serve to conserve resources of primary aggregates elsewhere and reduce the need to quarry these aggregates.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
11. To promote the use of alternative materials.	++	N/A	<ul style="list-style-type: none"> <li>When amalgamated with the nearby recycling operation including washing plant, site will be the largest recycled aggregate production site in Bournemouth, Dorset and Poole.</li> <li>It will produce washed/recycled aggregate, making it a more flexible product capable of substitution in a wider range of uses.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	++	N/A	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in making an important contribution to the provision of a supply of recycled aggregate to meet society's needs for aggregate and delay the rate of quarrying of primary aggregate.</li> <li>This contribution to a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	N/A	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development in two main ways – directly through the provision of employment at the site to be developed and indirectly through the provision of (recycled) aggregate minerals required for the maintenance of built environment and for new built development.</li> <li>Both are expected to maintain/provide employment, skilled and unskilled. Given the expected level of production from this site expected size of the reserve this is likely to be a limited benefit.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	+	N/A	<ul style="list-style-type: none"> <li>The further development and continued operation of this site is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>There will be benefits in reducing the amount of new quarrying of land needed.</li> </ul>	<ul style="list-style-type: none"> <li>The use of energy efficient plant and machinery will assist in reducing climate change impacts.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	0	N/A	<ul style="list-style-type: none"> <li>The site is an existing aggregate recycling operation and the proposed development, already with a 7 year temporary permission, is to amalgamate another aggregate recycling operation within the nearby complex into the current site.</li> <li>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.</li> <li>Both the currently separate sites have the same access onto the public road system, and no increase or decrease in traffic levels bringing materials in and taking product away is expected following amalgamation.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this stage.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	N/A	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	0	N/A	<b>Impact on Sensitive Human Receptors</b> <ul style="list-style-type: none"> <li>Site is existing aggregate recycling site, well screened by existing landform and existing trees. No visual impacts expected, or noise/dust impacts. No increase in levels of traffic using the site expected and no new access proposed.</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this time.</li> </ul>
	0	N/A	<b>Impact on Existing Settlements</b> <ul style="list-style-type: none"> <li>Site is existing aggregate recycling site, well screened by existing landform and existing trees. No visual impacts expected, or noise/dust impacts. No increase in levels of traffic using the site expected and no new access proposed.</li> </ul>	
	0	N/A	<b>Impact on Airport Safety</b> <ul style="list-style-type: none"> <li>Site is approximately 7 km from the airport, but there will be no wet working or restoration. No negative impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this time.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	N/A	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>Site is currently used for recycled aggregate production and does not include any land used for recreational purposes. No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this time.</li> </ul>
	0	N/A	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>No public rights of way cross the site or run near the site. No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No further action required at this time.</li> </ul>

### Preliminary Hydrological Risk Assessment

It is noted that the proposed already has a temporary permission and thus the comments made below may not be relevant at this time. The site is some 1.75km from the Stour and drains into the Stour.

The Environment Agency notes that an appropriate surface water management scheme would need to be provided at the planning application stage. This must consider both surface water flow within and off the site, and also take into account water quality issues by incorporating appropriate pollution prevention measures. These water quality issues may arise from the contaminated land beneath the site, or from the construction/ operation of the recycling centre. Therefore all aspects must be considered in the design and management.

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
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<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Stour as being of 'poor' environmental quality in this area. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Stour or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
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### Cumulative Impacts

In itself, the proposed development is not expected to cause any additional/cumulative impacts and as noted already the development already has a time-limited permission.

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.

### Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of washed/graded recycled aggregates, offering an alternative to the quarrying/use of primary aggregates.</li> <li>• Use of a washing plant allows the recycle to be specified for higher end-uses.</li> <li>• Production and use of recycled aggregate has benefits in limiting the amount of land-won aggregate that has to be produced. What is produced can be used in the most appropriate ways/uses.</li> </ul>	<ul style="list-style-type: none"> <li>• The main impacts expected are the use of equipment of site, and transportation of material to/from the site, contribution to climate change impacts. These are expected to be minimal.</li> </ul>

- No intensification of traffic is expected. Traffic movements between the currently separate operations will be reduced.

### **Overall Recommendation:**

This is an existing facility, operating under an existing, although temporary, planning permission.

The proposed development offers many benefits and has limited impacts.

On balance, it appears reasonable on the basis of evidence available that the impacts identified in this sustainability appraisal are capable of satisfactory mitigation and the site proposed for the location of this consolidation of two separate operations can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Ball Clay: BC04 Trigon Hill Extension

Site Name/Location: <b>BC04 Trigon Hill Extension</b>		Nominee: Imerys
Mineral Type: Ball Clay		Local Authority: Purbeck District Council
Site Area: approximately 27 ha	Production: c. 100,000 tpa;	Reserve: approximately 1,200,000 tonnes

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	?	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area lies just to the south of an area of European heathland. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area.</li> <li>In order to be acceptable the development proposal would have to pass the tests in the Habitats Regulations.</li> <li>In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access could be created following working.</li> </ul>
	-?	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area could support Annex 1 birds as part of the existing forestry crop rotation. Clearance of trees would be likely to result in heathland regeneration and the open habitat would rapidly become suitable for more Annex 1 birds.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.</li> </ul>	<p>Habitat Regulations will be required.</p> <ul style="list-style-type: none"> <li>Heathland restoration and public access to be created.</li> </ul>
	-	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area lies just to the south of an area of Morden Bog and Hyde Heath SSSI. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area.</li> <li>In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation.</li> <li>Restoration to include creation of invertebrate habitat.</li> </ul>
	-	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>There are numerous bat records from Trigon Hill Plantation suggesting the plantation or trees in the area may provide important roosting habitats; assessment will be required to understand the implications of removal of the plantation on bats.</li> <li>A large badger sett is also known in the plantation and the effects of working on this species would also require assessment.</li> <li>It is difficult to assess whether mitigation on bats or badger would be acceptable without detailed study on population sizes and locations.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Further investigation into likelihood of grant of disturbance licences.</li> </ul>
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>No impact on any Source Protection Zones. Site overlies a Secondary Aquifer.</li> <li>Possible implications of adjacent landfill, including leachate migration to be considered/assessed.</li> <li>Assessment required to determine possible impacts on hydrogeology, including considering possible hydraulic links with adjacent nature conservation designations.</li> <li>Impacts to be appropriately mitigated</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Watercourse within the site boundary. There appears to be a pond close to the northern edge of the site and other ponds in vicinity.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally	-	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>The number of prehistoric barrows in the area in particular indicates that the site has archaeological potential.</li> <li>There is a Scheduled Monument – a barrow – to the south-west of the site. Part of the setting of this barrow has already been lost. Development of the proposed site is likely to have an impact on the remaining setting area. Any harm is given great weight in the assessment.</li> <li>Archaeological assessment and evaluation is required. Only when these have been undertaken would the archaeological impact be</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
distinctive features and their settings).			understood – at present it could be anywhere from Very Significant to No Significant impact.	<ul style="list-style-type: none"> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	-	+	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>Historically much or all of this site would have been heathland. This heathland formed part of the setting of the barrows in the area.</li> <li>Unsympathetic extraction and quarrying could have a negative impact on the setting of these Monuments, but there is the potential for an improvement in that setting through restoration to heathland.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>Belts of trees separate Trigon House, which is the nearest listed building to the site. Therefore the site has negligible impact on the listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>Potential to impact adversely on the open access land to the west and north west. Due to its position on the west slopes of the hillside its sensitivity is increased and its capacity to absorb development is significantly reduced.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required.</li> <li>All appropriate mitigation to be identified and implemented.</li> <li>Restoration to consider increasing public access/informal recreation and to include nature conservation interests.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	--		<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
8. To protect and improve air quality and reduce the impacts of noise.	-	0	<ul style="list-style-type: none"> <li>Impacts on air quality at/around the site expected to be negligible.</li> <li>Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Ball clay traffic travelling to/from Devon along the A35 would have some impact on the Chideock AQMA.</li> <li>Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation measures, imposed at the planning application stage.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to be put in place to reduce dust and noise impacts.</li> <li>Existing measures to address air quality in Chideock AQMA would minimise impacts due to ball clay transport.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily heathland, grassland and woodland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils with their seedbank.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of ball clay.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			is expected this will contribute to complying with this objective.	
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of ball clay and aggregate minerals required for the maintenance of built environment and for new built development and for commercial/industrial uses.</li> <li>Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion on the C7, noise, visual and perception related issues.</li> <li>Proposed restoration is to heathland/agriculture, both of which offer economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts away from the site will be identified as part of any planning application and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.</li> <li>Further assessment required to consider restoration options.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This proposal is for an extension to existing ball clay extraction at Trigon Hill. This is an established site with a good access onto Wareham Forest Road. Access from here to the strategic network is gained via the A35 to the north and the A351 to the east.</li> <li>The extension site could be expected to generate 55 trips per day although it is thought that the site would follow the cessation of other extraction at Trigon rather than operating in parallel to it. The site has therefore been given a 'Less Significant Adverse Impact' rating.</li> <li>Should the site intensify movements to Trigon Hill any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Alternative options to be investigated.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Cold Harbour properties some 380 m to the east, other residential uses further to the north.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> <li>Adequate scope to screen works, using mitigation such as visual and noise attenuation bunds.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible;</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Cold Harbour is closest settlement to the east along with other properties along the C7.</li> <li>Screening (visual and noise attenuation bunding) would significantly limit the impact of the site working, but there will be impacts of lorries entering/leaving the site. This is an extension and should not result in intensification of any impacts.</li> </ul>	<p>and to seek to increase public access.</p> <ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport and proposed for dry working and restoration.</li> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and forestry, private land with no public access. No formal or informal recreational use.</li> <li>No impacts expected. Restoration to consider options for improving public access in the area.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Restoration to improve public access in the area.</li> </ul>
	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way across the site or adjacent to it.</li> <li>No impacts expected</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Piddle (the closest main river, some 900m distant) as being of 'Poor' environmental quality. Potential for contamination from runoff from site.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Potential impacts on existing surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Piddle or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> <li>Ground water recharge if considered necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Heritage Impacts

There is a Scheduled Monument adjacent to the southern/eastern part of the site. Its setting has already been affected by previous quarrying, and development of the current site will cause further harm to the setting of the barrow.

This harm must be given great and considerable weight and must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

*When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it*

possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC 2014(2)* made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise**.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

*"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the 1990 Act provides:

*"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

*(2) The provisions referred to in sub-section (1) are the planning Acts ..."*

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

*"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...*

*131. In determining planning applications, local planning authorities should take account of:*

*"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ...*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage*

*assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

The National Planning Policy Framework (paragraph 144) also states:

*When determining planning applications, local planning authorities should:*

- *give **great weight** to the benefits of the mineral extraction, including to the economy;*

### Commentary

In considering the potential development of the Trigon Hill Extension site, with acknowledged impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- *Mordue v Secretary of State for Communities and Local Government and others* [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the site would not cause substantial harm to the barrow itself, but would have an impact on its setting. Development of the site would result in temporary harm to the setting of the barrow – this would be 'less than substantial' harm, for a temporary period. This harm has been given great and considerable weight in this assessment.

A range of sites nominated for allocation in the Mineral Sites Plan for sand and gravel quarries have been assessed on heritage grounds and on a range of other grounds. A number have been rejected for reasons other than heritage issues. The remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The Heritage Impact Assessment that would be carried out as part of any planning application would identify the setting of the heritage asset and would identify appropriate mitigation to offset the harm to the setting resulting from development of the site to a level that would allow the development to go ahead.

It is expected that the mitigation would be a combination of screening (an earth bund) and a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate. At the planning application stage a detailed Heritage Impact Assessment on the assets and their settings will be carried out, as part of an Environmental Impact Assessment, and the appropriate mitigation identified and applied.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, including Environmental Impact Assessment, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the barrow;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, and the processing plant and other infrastructure is already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

### Cumulative Impacts

There is other mineral working in the vicinity, both existing and proposed as well as waste management. The proposed site is an extension to existing mineral working/waste disposal. As an extension site, there will be no cumulative impact but this would represent an extension of time of working.

AS12 Philliol’s Farm and AS15 Tatchell’s will both use the C7 and with Trigon this could lead to transport impacts, including cumulative impacts. Is this situation were likely to arise, careful assessment would be needed to demonstrate that the road could carry the potential traffic loading. The site at Trigon Hill (BC04) would also have to be taken into consideration, along with any new development in and around Wareham.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will also add to general traffic levels in / around Wareham.

### Viability

As an extension to an existing operational site, viability is not considered to be an issue. The extension will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

### Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of ball clay, considered a nationally important mineral.</li> <li>• Economic benefits of mineral production.</li> <li>• Restoration could include some increased and improved public access.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is close to European designated heathland; contains Annex 1 birds and could be designated as a Special Protection Area; there are possible impacts on national designations (SSSI nearby) and possible threats to protected species on/around the site. Further assessment, including Appropriate Assessment, will be required to better understand</li> </ul>

these impacts and to determine whether they can be satisfactorily mitigated.

- Ground and surface water – further assessment required to determine possible impacts of quarrying on hydrology and hydrogeology, but these expected to be capable of mitigation.
- Archaeology and historic landscapes – potential impacts on both of these, further assessment required to determine likely impacts, but any impacts expected to be mitigable.
- Landscape capacity and visual impacts are a key issue and impacts must be assessed and appropriately mitigated. Landscape and visual assessment will be required.

### **Overall Recommendation:**

This is a relatively small site which is primarily intended for the production of ball clay.

Assessment already carried out has flagged up biodiversity, hydrology/hydrogeology, archaeology and landscape/visual impacts as the key issues to be addressed as part of working this site. Further assessment, including Appropriate Assessment under the Habitat Regulations, is required to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

Inclusion of an element of heathland in the restoration is required.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.



## Purbeck Stone : PK02 Blacklands Quarry, Acton

<b>Site Name/Location:</b> PK02 Blacklands Quarry, Acton	<b>Nominee/Agent:</b> National Trust <b>Local Authority:</b> Purbeck District Council <b>Mineral Type:</b> Purbeck Stone	<b>Site Area:</b> approximately 1.34 ha <b>Production:</b> approx. 2,000 tpa <b>Reserve:</b> approx. 52,000 tonnes
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>Great Crested Newt is known to breed in a pond within 500m of the proposed site. However, the current land use of improved agricultural grazing land is unlikely to provide any habitat of importance to the species, and the likely effect of mineral extraction on GCN is probably insignificant.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation if required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0		
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>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 ongoing interest for the study of early Cretaceous stratigraphy.</li> <li>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 the ongoing interests.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Watercourses approximately 460m to the west of the site, but no significant water interests in the vicinity.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>The discovery of Iron Age and Roman period remains at the Blacklands site to the west and north 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.</li> <li>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 'Very Significant' to 'No Significant' impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required as part of planning application to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – no further work required at site allocation stage.</li> </ul>
	?	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>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.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	-0 =	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>This is a quarry set in a quarrying landscape and the nearest listed buildings are too far away to be affected.</li> <li><u>Potential impacts on setting of Acton Conservation Area</u></li> <li><del>No significant impact expected.</del></li> </ul>	<ul style="list-style-type: none"> <li><i>No action required.</i></li> <li><u>Heritage Assessment to be carried out to identify level of impact and appropriate mitigation.</u></li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>Potential cumulative adverse impacts on the amenity of users of Priests Way.</li> <li>Restoration of adjacent quarries recommended to help avoid any cumulative landscape and visual impact.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u>.</li> <li>All appropriate mitigation to be included.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site is 'Good to Moderate' agricultural land.</li> <li>Soils will be stripped and protected during preparation and working and reused on site as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials – there are no alternatives to Purbeck Stone as such.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
meet society's needs.			Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.	development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>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.</li> <li>Restoration to agriculture will maintain an on-going positive benefit.</li> <li>Restoration to agriculture will offer some economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Impacts will be identified as part of any planning application and mitigation during working will be applied where necessary – e.g. further screening. No action required.</li> </ul>
	?	+		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network,	-	0	<ul style="list-style-type: none"> <li>Access proposed is onto the B3069 via the existing Acton quarry access and a short section of the C135. The access and the junctions in the immediate vicinity are suitable for the small number of proposed movements to this site (c. 4 trips per week). Onward movements to the strategic network would be via the B3069 to the</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
mitigating any residual impacts.			<p>A351, either through Kingston or Langton Matravers.</p> <ul style="list-style-type: none"> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<p>the Transport Development Management Team.</p> <ul style="list-style-type: none"> <li>Transport Assessment will identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Number of residential properties within 350m and within 500m. Row of cottages just north of Priest's Way.</li> <li>Site is an extension of existing quarry in an area with a long history of quarrying. Impacts could be either 'Less Significant' or 'Not Significant', given the context of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> </ul>
	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Nearest settlement is Acton, some 300m north of the proposed extension. Site extension not visible from Acton. Long history of stone quarrying in the area.</li> <li>Visual or noise impacts are not expected to affect these settlements, nor will there be any intensification of traffic generated by the proposed extension. However existing traffic levels generated by the current operation will continue for a longer period of time.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land, with no formal/informal recreation use.</li> <li>There may be an opportunity to provide access following working.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	_ ?	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way cross the site, but Priests Way runs close to the northern boundary.</li> <li>Screening unlikely to be required and impacts should be minimal but further assessment required.</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately banded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Water Framework Assessment required.</li> <li>Simple hydrological risk assessment required.</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flooding Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

### Viability

As an extension to an existing site, the proposal is expected to be viable in development.

### Heritage Impacts

The northern boundary of the site as identified is approximately 60m from the Acton Conservation Area. This proximity, and the impact the development of the site would have on the setting of these heritage assets must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it



possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise'.**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the 1990 Act provides:

"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in sub-section (1) are the planning Acts ..."

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( The Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise..."

131. In determining planning applications, local planning authorities should take account of:

"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage

assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

### **Commentary**

In considering the potential development of the Blacklands Extension site, with potential impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- Mordue v Secretary of State for Communities and Local Government and others [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the extension would not be expected to cause substantial harm to the Conservation Area but could have an impact on its setting. If so, this would be expected to be 'less than substantial' harm, and for a temporary period. This potential for harm has been given great and considerable weight in this assessment.

Sites nominated for allocation in the Mineral Sites Plan have been assessed on heritage and other grounds. A number have been rejected for various reasons, and the remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The more detailed assessment that would be carried out as part of any planning application would address heritage impacts and identify appropriate mitigation to offset any harm identified.

Mitigation could include screening (an earth bund) and/or a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the heritage assets;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, with the processing plant and other infrastructure already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Cumulative Impacts

Site is proposed extension of existing site, in an area of both existing and proposed mineral development. It is inevitable that there will be other mineral working in the vicinity as this is the area of Dorset where the Purbeck Stone is sourced. Since the proposal comprises the extension of an existing site and will not be begun until the current site is completed, there will be no cumulative impacts from its development. However, the period of time during which the site is generating site traffic will be extended.

Site nomination comprises an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction. The cumulative effect of the number of quarries operating in this area should be taken into consideration, and as far as possible no new quarry areas should be opened unless others have been restored.

There could be cumulative visual impacts, if the new site is begun before restoration is finished on the old one.

The proposal is within 5Km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape capacity is one of the biggest potential impacts, especially given the proximity of the site to the Priest’s Way footpath. However the proposal is an extension and the current site should be restored before moving to the extension.</li> <li>• <u>There is potential impact on the setting of the Acton Heritage Area.</u> Assessment of potential heritage impacts required, but these are expected to be capable of mitigation.</li> <li>• Access is not expected to be an issue. Possible impacts on footpaths to be assessed and mitigated as needed.</li> </ul>

## Overall Recommendation:

Assessment already carried out has flagged up [heritage](#)/archaeology, landscape/visual impact and access (including impacts on nearby right of way) as the key issues to be addressed as part of working this site. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

As the site is an extension of an existing site, it is expected that any impacts should be capable of satisfactory mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Purbeck Stone : PK10 Southard Quarry, near Swanage

<b>Site Name/Location:</b> PK10 Southard Quarry, near Swanage <b>Mineral Type:</b> Purbeck Stone	<b>Nominee/Agent:</b> WJ Haysom & Son <b>Local Authority:</b> Purbeck District Council	<b>Site Area:</b> approximately 0.5 ha <b>Production:</b> 500 tpa <b>Reserve:</b> approximately 107,500 tonnes
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>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 ongoing interest for the study of early Cretaceous stratigraphy.</li> <li>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 ongoing interests.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Spring within 500m of site. No impacts expected on this.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>It is considered that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying.</li> <li>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 'Very Significant' to 'No Significant' impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>.</li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>This site extends a quarry away from its nearest listed building and the site as a whole is part of a quarrying landscape. This means there is minimal impact on the historic building.</li> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	?	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>There may be an issue of cumulative landscape &amp; visual impact; before this site is consented it is recommended that other quarries in the area are restored.</li> <li>Potential for an adverse impact on the amenity of the footpath users. Mitigation measures must limit height of stock piles.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u>.</li> <li>All appropriate mitigation to be included, including restoration of other sites in the vicinity, as appropriate.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	?	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Site proposal has a Category C (Less Significant Adverse Impact) rating.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soils are good to moderate in quality. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials – no alternatives to Purbeck Stone..</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both</li> </ul>	<ul style="list-style-type: none"> <li>Impacts to be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>levels are expected to maintain employment, skilled and unskilled.</p> <ul style="list-style-type: none"> <li>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.</li> <li>Restoration to agriculture will offer some further economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	travel times, further screening..
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Access proposed is via an existing permitted route through the edge of Swanage to the A351. While the roads used are residential and not ideal for quarry related traffic there is little alternative for this and other local small scale extraction.</li> <li>The level of trips to and from this site by HGVs is likely to be low and sporadic, being linked to specific extraction campaigns and market demand.</li> <li>The stipulated assessment criteria mean that this site has been given a 'Significant Adverse Impact' rating as the site necessarily means that HGVs will pass through relatively narrow roads within the existing settlement.</li> <li>However, extraction at this site has been operational for some time and there is no indication that there will be any significant increase in extraction. Provided that HGV traffic continues to use agreed routes through the residential area to the north there is little adverse impact and the site could be considered to have a 'Less Significant Adverse Impact' rating.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>The TA should be scoped with the Transport Development Management Team and is intended to identify opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed site can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>No properties within 250m, closest property is approximately 290m, other properties within 500m and on to Swanage.</li> <li>Site likely to be screened from closest properties, more distant views into site. Site screening may be required.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Closest settlement is Swanage, to the north and north-east, at around 480-500m distant at the closest.</li> <li>Visually, site is likely to be screened from closest properties. Possibility of more distant views into site and site screening may be required. Context of the site is area of mineral working and waste management.</li> <li>Traffic/transport impacts are covered under Objective 15 above.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> <li>Visual impact assessment will also be required, as referred to above.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 22 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside	0	+ ?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land, with no formal/informal recreation use.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
and open spaces.	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way cross the site or run adjacent to its boundary.</li> </ul>	<p>appropriate mitigation identified.</p> <ul style="list-style-type: none"> <li>Restoration to include considering opportunities to improve public access in the area.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Cumulative Impacts

Site is an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction. As an extension, it is not expected that there will be any cumulative impacts for traffic.

In terms of other impacts – further assessment may be necessary, along with other works such as restoration of other quarries in the vicinity and minimising the height of stockpiles. There may be an issue of cumulative landscape & visual impact; before this site is consented it is recommended that other quarries in the area are restored.

The proposal is within 5Km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

## Viability

As an extension to an existing operational site, viability is not considered to be an issue. The extension is expected to use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access</li> </ul>	<ul style="list-style-type: none"> <li>• Transport impacts to be considered through detailed Transport Assessment at planning permission stage. No intensification of development is expected.</li> <li>• Potential landscape/visual impacts, including cumulative impacts. Further assessment will be required to assess whether the local landscape can accommodate the development and to identify and implement appropriate mitigation.</li> <li>• Further assessment is required to determine whether there will be any archaeology or other heritage impacts, but these are expected to be capable of mitigation.</li> </ul>

## Overall Recommendation:

Assessment already carried out has flagged up archaeology, landscape/visual impact and access as the key issues to be addressed as part of working this site. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

As the site is an extension of an existing site, it is expected that any impacts should be capable of satisfactory mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Purbeck Stone: PK15 Downs Quarry Extension

<b>Site Name/Location:</b> <b>PK15 Downs Quarry Extension</b>	<b>Nominee:</b> Lovell Purbeck Ltd	<b>Site Area:</b> approximately 0.67 ha <b>Production:</b> 2,500 tpa <b>Reserve:</b> approximately 17,000 – 22,000 tonnes
	<b>Agent:</b> Land and Mineral Management	
	<b>Local Authority:</b> Purbeck District Council	
	<b>Mineral Type:</b> Purbeck Stone	

### Impact Assessment Scoring

-	-	+	++	0	?
Strong Negative Impact	Minor Negative Impact	Minor Positive Impact	Strong Positive Impact	Negligible or No Effect	Uncertain

### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>Greater Horseshoe Bat is known to inhabit the area close to the proposed site.</li> <li>Whilst it is unlikely there would be any effect on GHB which would result from quarrying at this location, information would be needed to support the allocation to demonstrate no likely significant effect.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Site is within 500m of a watercourse.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	0	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>An archaeological evaluation of this site has been undertaken already (Thames Valley Archaeological Services report dated August 2010 and with site code DQLM10/64).</li> <li>The results were effectively negative with regard to below-ground archaeology, and no above-ground historic features are known at the site.</li> </ul>	<ul style="list-style-type: none"> <li>Should any archaeological remains be discovered, adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>This is a quarry set in a quarrying landscape and the nearest listed buildings are too far away to be affected.</li> <li>No significant impact expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>There may be an issue with cumulative impact on residential amenity. This proposal is only satisfactory if other quarries in immediate vicinity have been restored prior to its development.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u>.</li> <li>All appropriate mitigation to be carried out, including prior restoration of other quarries as stated.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	-	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site is 'Good to Moderate' agricultural land.</li> <li>Soils will be stripped and protected during preparation and working and reused on site as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>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.</li> <li>Restoration to agriculture will offer some economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Impacts on local businesses will be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening..</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Access proposed is via the existing Downs Quarry to the south of the identified site. This in turn has a suitable access directly onto the B3069. The trip generation of the proposed site is not great (4 to 16 movements per day) and is likely to follow reduced extraction within the existing site as existing resources become exhausted.</li> <li>While routes from the site to the A351 will go through either Langton Matravers or Kingston, the route is via a B class road and the number of trips is relatively low. Provided that there is little increase in HGV traffic over the existing operation, there is little adverse impact and the site is considered to have a 'Less Significant Adverse Impact'.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment will identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Site is an extension of existing quarry in an area with a long history of quarrying. Closest property approximately 50m to the east, others within 250m to east/north/south.</li> <li>However, the context of the site is of stone quarrying and other properties in the area are very close to quarries/service yards.</li> <li>Impacts could be 'Less Significant', given the context of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Restoration of some local quarrying activity, prior to development of this site.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> <li>Transport impacts to be considered through Transport Assessment, as considered above.</li> </ul>
	-- ?		<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Harman's Cross 850m to the north, Acton and Langton Matravers around 1km to west/south west. Site is completely screened from latter two.</li> <li>Harman's Cross might have partial views up to the site, depending on screening to be implemented.</li> <li>It is assumed that this site will not be developed until other locations have been completed; therefore there will not be any intensification of existing traffic levels generated by the proposed extension. However existing traffic levels generated by the current operation will continue for a longer period of time.</li> </ul>	
	_ ?	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land, with no formal/informal recreation use.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way cross the site or run adjacent to its boundary.</li> </ul>	



## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1

No grounds for objection, subject to detail: 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 geology, it is likely that surface water would be managed via infiltration.

A site specific strategy for 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 Downshay Farm grouping of properties. 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.

### Viability

As an extension to an existing operational site, viability is not considered to be an issue. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

### Cumulative Impacts

Site is an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction. As an extension, it is not expected that there will be any cumulative impacts for traffic.

There is potential for cumulative visual impacts if the proposed extension is worked while the current site is still in restoration. This would be a time limited impact, and should be addressed at the planning application stage.

The proposal is within 5Km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course. To reduce cumulative impacts of quarry development, other quarries in the control of the developer should be restored, and stockpiles reduced if necessary/appropriate, before this site is developed.

It is expected that these impacts are capable of mitigation.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure no impacts from working this site on Greater Horseshoe Bats.</li> <li>• No new or intensified transport impacts expected; detailed Transport Assessment required at planning permission stage to consider impacts and identify appropriate mitigation.</li> <li>• Assessment of impacts on landscape capacity and of visual impacts required, with relevant mitigation identified.</li> <li>• Potentially significant impacts on local amenity, particularly neighbouring properties. Full assessment of possible impacts will be required, with relevant mitigation identified.</li> <li>• Further assessment is required to determine whether there will be any archaeology or other heritage issues, with relevant mitigation identified.</li> </ul>

**Overall Recommendation:**

Assessment already carried out has flagged up archaeology, landscape/visual impact and local amenity as the key issues to be addressed as part of working this site. Further assessment will be required to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

As the site is an extension of an existing site, it is expected that any impacts should be capable of satisfactory mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.



## Purbeck Stone: PK17 Home Field, Langton Matravers

<b>Site Name/Location:</b> <b>PK17 Home Field, Langton Matravers</b>	<b>Nominee:</b> National Trust	<b>Site Area:</b> approximately 10.5 ha <b>Production:</b> 2,000 tpa <b>Reserve:</b> approximately 340,000 tonnes
	<b>Agent:</b> Land and Mineral Management <b>Local Authority:</b> Purbeck District Council <b>Mineral Type:</b> Purbeck Stone	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> <li>Suitable stand-off to protect the SAC grassland immediately to the west will be required.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure appropriate stand-off is included.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	+ ?	<ul style="list-style-type: none"> <li>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 ongoing interest for the study of early Cretaceous stratigraphy.</li> <li>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 ongoing interests.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Impact would vary from 'Less Significant Adverse Impact' to 'Significant Adverse Impact' depending on determined impact for the groundwater spring issues rising 80 m to the west of the site. These springs must be protected.</li> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	--		?	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>There is a Scheduled Monument to the west of the site (SM33164 – ‘Pillow mound 145m south east of Eastington Farm’).</li> <li>The discovery of Iron Age and Roman period remains at the Blacklands site to the east and north-east of the site indicates the present site’s high potential for below-ground archaeology.</li> <li>There is also potential for industrial archaeological evidence of early quarrying. Archaeological assessment (including of the impact on the setting of SM33164 and other Scheduled Monuments in the area) and evaluation would be required before an informed planning decision could be made.</li> <li>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 ‘Very Significant’ to ‘No Significant’ impact.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>.</li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	0 =	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>This site is part of a characterful landscape of which the quarrying activities help to form its character. Buildings are not immediately adjacent to the site but derive character from the overall landscape.</li> <li>The quarry will have no significant impact on the listed buildings.</li> <li><u>Potential impact on Acton Conservation Area and its setting</u></li> </ul>	<ul style="list-style-type: none"> <li><i>No action required.</i></li> <li><u>Heritage Assessment required to assess level of impact and identify appropriate mitigation</u></li> </ul>
7. To maintain, conserve and enhance the	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>This site is primarily within the zone of least landscape and visual impact so it will be how</li> </ul>	<ul style="list-style-type: none"> <li>Site to be developed as suggested to minimise impacts.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
landscape, including townscape, seascape and the coast.			<p>the area is worked which will determine its capacity.</p> <ul style="list-style-type: none"> <li>Small areas, quantities, progressive restoration and in short campaigns with low stockpiles is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>Site boundary to be amended to remove the area outside the zone of least landscape and visual impact.</li> </ul>
	-	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>This site is primarily within the zone of least landscape and visual impact, resulting is a less significant adverse impact for most of the proposed site.</li> <li>However, the south-western corner of the site is outside the zone of least landscape and visual impact and the boundary therefore needs to be amended to remove the area outside the zone.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soils are somewhere between good to moderate to very poor. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
supply of minerals to meet society's needs.			<ul style="list-style-type: none"> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	incorporated into the development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Access is proposed via the existing service area and the C135 to the B3069. From here vehicles will travel to the A351 either west, past Kingston, or east, through Langton Matravers. Vehicle movements here are expected to be low and will not exceed that which currently exists.</li> <li>While access to the strategic network will involve travel through existing settlements, the low number of trips plus the B class of the road used means that there will be limited impact. Therefore the site is considered to have a 'Less Significant Adverse Impact'.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>The TA should be scoped with the Transport Development Management Team and is intended to identify</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>• Policies DM 1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	opportunities for reducing impacts on the transport network.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>• Sites which may be developed in this field can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>• As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>• Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>• There are properties within 100 m to north-west; 250 m to west and approximately 300 m to the north. Campsites at approximately 400 m and 600 m to north/north west.</li> <li>• Context is small quarries in an area with a long history of Purbeck Stone quarrying. National Trust will control rate of quarrying. Only small areas within the overall field will be quarried – exact sites not known yet. Appropriate mitigation (screening) to be determined.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>• Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>• Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> <li>• Transport impacts to be considered through Transport Assessment, as noted above.</li> </ul>
			<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>• Acton is approximately 300 m to the north; Langton Matravers is approximately 750 m to north-west.</li> <li>• Impacts are expected to be minimal, given the rate of quarrying and context of the site proposals.</li> <li>• There are already two permitted and working quarries within the overall site. The National Trust, as landowners, will control the rate at which the site is worked to minimize impacts and maintain the appearance of a range of smaller quarries on their land.</li> <li>• Transport issues are considered above.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		0	0	<b>Impact on Airport Safety</b> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	0	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>Site is agricultural land, not use for formal/informal agricultural purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	-	0	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>Bridleway runs along northern edge of site nomination. Given the context of the site there is no need for realignment of the route and probably no need for special screening.</li> <li>Further assessment required of possible impacts and appropriate screening.</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Heritage Impacts

The northern boundary of the site as identified is approximately 30m from the Acton Conservation Area. This proximity, and the impact the development of the site would have on the setting of these heritage assets must be carefully considered against the public and other benefits of aggregate production.

## Policy/Legislative Background

The Historic England website notes:

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC 2014(2)* made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings'** when carrying out the balancing exercise'.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the 1990 Act provides:

"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in sub-section (1) are the planning Acts ..."

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise...

131. In determining planning applications, local planning authorities should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ...”

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

### **Commentary**

In considering the potential development of the Home Field site, with potential impacts on a designated heritage asset, the following points have been taken into consideration.

- There is “a strong presumption against harm to designated assets” (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- “Considerable weight” must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- Mordue v Secretary of State for Communities and Local Government and others [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the extension would not be expected to cause substantial harm to the Conservation Area but could have an impact on its setting. If so, this would be expected to be ‘less than substantial’ harm, and for a temporary period. This potential for harm has been given great and considerable weight in this assessment.

Sites nominated for allocation in the Mineral Sites Plan have been assessed on heritage and other grounds. A number have been rejected for various reasons, and the remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The more detailed assessment that would be carried out as part of any planning application would address heritage impacts and identify appropriate mitigation to offset any harm identified.

Mitigation could include screening (an earth bund) and/or a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the heritage assets;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, with the processing plant and other infrastructure already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## **Viability**

This proposal is about establishing the principle of quarrying across this site, to be released for actual quarrying as may be needed. There are two existing quarries on the site already. The National Trust own the land and will release it as required. Viability is not expected to be a issue.

## **Cumulative Impacts**

The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.

Site nomination is a field within which there will be small-scale Purbeck Stone extraction. Site is owned by the National Trust who require small-scale and low impact working. Site is in an area where there are a number of other Purbeck Stone workings. There are already two 1 ha quarries at Home Field and provided the working does not intensify, no cumulative impacts are expected.

It is expected that, given the proposal and the approach of the National Trust of low impact quarrying, it will be possible to possible to mitigate impacts.



Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

## Summary.

Potential Benefits	Potential Impacts on...
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access.</li> </ul>	<ul style="list-style-type: none"> <li>• Bridleway to the north. Further assessment required, mitigation expected to be possible.</li> <li>• Residents and settlements. Site is relatively close to some dwellings, and to settlements. In the context of the Purbeck plateau with its long history of quarrying, this is not expected to be a problem and should be capable of satisfactory mitigation.</li> <li>• Transport Assessment will be required at planning application stage, but traffic impacts are expected to be capable of mitigation.</li> <li>• The south-western corner of the site is outside the zone of least landscape and visual impact. Mitigation will be achieved through removing the area that falls outside the zone.</li> <li>• Scheduled monument to the west of the site. Not expected to suffer any impacts, provided the setting is considered carefully. Assessment is required to determine whether there will be any archaeology or other heritage issues, and what mitigation will be required.</li> <li>• Groundwater and surface water both have the potential to be impacted and will require a hydrological assessment to determine what mitigation will be required.</li> <li>• <a href="#">Acton Conservation Area and its setting</a></li> </ul>

## Overall Recommendation:

Assessment already carried out has flagged up hydrogeology, [heritage](#)/archaeology and landscape/visual impact as key issues to be addressed as part of working this site. Further assessment will be required to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

Key issues for consideration are need for further hydrological assessment, given that springs rise in the vicinity; need for [heritage](#)/archaeological assessment, given that there is a Scheduled Ancient Monument in the vicinity; visual impact assessment, given that the field is on the edge of the Purbeck Stone area of search; part of the field (south-western corner) will need to be removed as it lies outside the area of search; there is a bridleway to the north of the site, generally screened, and amenity as there are residences in the vicinity, and Acton is to the north.

Access arrangements are already in place and would be expected to continue.

As National Trust land, only small parts of the site will be worked at any one time and will be restored before other areas are worked, thereby minimising impacts.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Purbeck Stone: PK 18 Extension to Quarry 4, Acton

<b>Site Name/Location:</b> <b>Extension to Quarry 4, Acton</b>	<b>Nominee:</b> National Trust	<b>Site Area:</b> approximately 1.1 ha <b>Production:</b> 2,000 tpa <b>Reserve:</b> approximately 40,000 tonnes
	<b>Agent:</b> Land and Mineral Management	
	<b>Local Authority:</b> Purbeck District Council	
	<b>Mineral Type:</b> Purbeck Stone	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		0	<p>also of on-going interest for the study of early Cretaceous stratigraphy.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Secondary Aquifer. Private or local water interests identified within 250 m of the site. No impact on source protection zones.</li> <li>Impact ranges from 'Significant Adverse Impact' to 'Less Significant Adverse Impact'.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>No watercourses within 500 m.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>It is considered that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying.</li> <li>Archaeological assessment and evaluation would be required before an</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).			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 'Very Significant' to 'No Significant' impacts.	<p>should be protected during working – <u>no further work required at site allocation stage.</u></p> <ul style="list-style-type: none"> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	-0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>This site is part of a characterful landscape of which the quarrying activities help to form its character. Buildings are not immediately adjacent to the site but derive character from the overall landscape.</li> <li>The quarry will have no significant impact on the listed buildings.</li> <li><u>Potential impact on Acton Conservation Area</u></li> </ul>	<ul style="list-style-type: none"> <li><del>No action required.</del></li> <li><u>Heritage Assessment required to assess level of impact and identify appropriate mitigation</u></li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The key issue is the potential cumulative adverse impacts on the amenity of users of Priests Way.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage.</u></li> <li>All appropriate mitigation to be included, including restoration of other sites in the vicinity, as appropriate.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>'Less Significant Adverse Impact' on designated landscapes from this proposal.</li> </ul>	
8. To protect and improve air quality and reduce the	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
impacts of noise.			<p>will be controlled through normal dust-suppression measures.</p> <ul style="list-style-type: none"> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	noise is appropriately mitigated.
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soils are good to moderate in quality. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some further economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Access is proposed via the existing quarry and the C135 to the B3069. From here vehicles will travel to the A351 either west, past Kingston, or east, through Langton Matravers.</li> <li>Vehicle movements here are expected to be low and will not exceed that which currently exists. While access to the strategic network will involve travel through existing settlements, the low number of trips plus the B class of the road used means that there will be limited impact.</li> <li>Site is considered to have a 'Less Significant Adverse Impact'.</li> <li>Policies DM 1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment will identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM 1 and DM 8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Properties within 100 m to north west and 500 m to the north. Campsites within 500 m to north/north west.</li> <li>Context is small quarries in an area with a long history of Purbeck Stone quarrying. National Trust will control rate of quarrying.</li> <li>Appropriate screening to be determined.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> <li>Transport impacts to be considered through Transport Assessment, as noted above.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Acton is approximately 380 m to the north; Langton Matravers is approximately 650 m to north east.</li> <li>Minimal impacts expected, given rate of quarrying and context of the site proposals.</li> <li>Transport issues considered above.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land, not used for formal/informal recreational purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	-	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Bridleway (Priest's Way) runs approximately 40 m north of the northern edge of site nomination.</li> <li>Further assessment required of possible impacts and appropriate screening.</li> </ul>	



## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

## Viability

As an extension to an existing operational site, viability is not considered to be an issue. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

## Heritage Impacts

The northern boundary of the site as identified is approximately 32m from the Acton Conservation Area. This proximity, and the impact the development of the site would have on the setting of these heritage assets must be carefully considered against the public and other benefits of aggregate production.

## Policy/Legislative Background

The Historic England website notes:

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it

possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise'.**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the 1990 Act provides:

"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in sub-section (1) are the planning Acts ..."

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( The Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise..."

131. In determining planning applications, local planning authorities should take account of:

"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage

assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

### **Commentary**

In considering the potential development of the Quarry 4 Extension site, with potential impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- Mordue v Secretary of State for Communities and Local Government and others [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the extension would not be expected to cause substantial harm to the Conservation Area but could have an impact on its setting. If so, this would be expected to be 'less than substantial' harm, and for a temporary period. This potential for harm has been given great and considerable weight in this assessment.

Sites nominated for allocation in the Mineral Sites Plan have been assessed on heritage and other grounds. A number have been rejected for various reasons, and the remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The more detailed assessment that would be carried out as part of any planning application would address heritage impacts and identify appropriate mitigation to offset any harm identified.

Mitigation could include screening (an earth bund) and/or a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the heritage assets;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, with the processing plant and other infrastructure already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

### Cumulative Impacts

The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.

Site nomination comprises an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction. The cumulative effect of the number of quarries operating in this area should be taken into consideration, and as far as possible no new quarry areas should be opened unless others have been restored.

The site is 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.

### Summary.

Potential Benefits	Potential Impacts on...
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> </ul>	<ul style="list-style-type: none"> <li>• Intensification of impacts on bridleway (Priests Way) to the north, and potentially also on properties to the north. Further assessment required, with appropriate mitigation identified.</li> <li>• <u>There is potential for impact on the Acton Conservation Area and its setting.</u></li> <li>• Archaeological assessment required to identify possible impacts and any required mitigation.</li> <li>• Transport Assessment will be required at planning application stage, but generally traffic impacts are not expected to cause a problem. As an extension, new traffic levels should not exceed current levels.</li> <li>• Potential for groundwater impacts on water interests will require a hydrological assessment to determine impacts and what mitigation might be required.</li> </ul>

**Overall Recommendation:**

Assessment already carried out has flagged up [heritage](#), archaeology and local amenity (including impacts on Priest's Way, residential properties and campsites) as the key issues to be addressed as part of working this site. Further assessment will be required to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

As the site is an extension of an existing site, it is expected that any impacts should be capable of satisfactory mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Purbeck Stone: PK19 Broadmead Field, Langton Matravers

<b>Site Name/Location:</b> PK19 Broadmead Field, Langton Matravers	<b>Nominee:</b> National Trust	<b>Site Area:</b> approximately 9.56 ha <b>Production:</b> 2,000 tpa <b>Reserve:</b> approximately 380,000 tonnes
	<b>Agent:</b> Land and Mineral Management <b>Local Authority:</b> Purbeck District Council <b>Mineral Type:</b> Purbeck Stone	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	?	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>Greater Horseshoe Bat has been recorded from the area immediately adjacent to this site. Without further investigation the implications of quarrying on this rare species are not known, although it is likely that appropriate mitigation could be put in place if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation if required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0		
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Groundwater spring rises 240m from the site. Impacts on this spring could vary from 'Less Significant Adverse Impact' to 'Significant Adverse Impact' – further assessment required.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	?	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>There is a watercourse approximately 240m from the site. Proposed development could have Significant Impact, further assessment required.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>There are various archaeological sites in the area, most notably an Iron Age and Roman period settlement and shale-working site just to the north-west. There is also potential for industrial archaeological evidence of early quarrying.</li> <li>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 'Very Significant' to 'No Significant' impact.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>.</li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	_?	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>Listed building adjacent to site proposal, further assessment will be required to determine potential impacts.</li> <li><u>Acton Conservation Area 235m east of the site - any impacts expected to be minimal.</u></li> </ul>	
7. To maintain, conserve and enhance the landscape, including townscape,	0	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>Site is in the zone of least landscape and visual impact so it will be how the area is worked which will determine its capacity.</li> <li>Small areas, quantities, progressive restoration and in short campaigns with low stockpiles is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>Site to be developed as suggested, to minimise impacts.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
seascape and the coast.	0	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soils are good to moderate. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used.</li> <li>Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Details of the exact point of access from this site on the highway network will be required. It is expected that access will be gained on the southern side of the site. Any proposal would need to provide details of the access including visibility, geometry and surfacing.</li> <li>While routes from the site to the A351 will go through either Langton Matravers or Kingston, the route is via a B class road and the number of trips will be low. Provided that trip numbers are low, as expected, there will be little adverse impact and the site is considered to have a 'Less Significant Impact' rating.</li> <li>Policies DM 1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>The TA should be scoped with the Transport Development Management Team and is intended to identify opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>Sites which may be developed in this field can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Residential properties adjacent, within 250m and 500m. The local context is small quarries in an area with a long history of Purbeck Stone quarrying. The National Trust as landowner will control rate of quarrying.</li> <li>Only small areas within the overall field will be quarried – exact sites not known yet. Appropriate screening to be determined.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> <li>Transport impacts to be considered through Transport Assessment, as noted above.</li> </ul>
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Acton approximately 250m to east; Langton Matravers within 750m further east.</li> <li>Sites will be relatively low impact. Limited visibility towards the east. With appropriate screening, visual impacts would be further reduced.</li> <li>The National Trust, as landowners, will control the rate at which the site is worked to minimize impacts and maintain the appearance of a range of smaller quarries on their land.</li> <li>Transport issues are considered above.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land, not use for formal/informal agricultural purposes.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
and open spaces.	-	0/+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Statutory right of way crosses nominated field. Since whole field will not be worked, statutory right of way may not need to be diverted.</li> <li>Further assessment required of possible impacts and appropriate mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

### Viability

This proposal is about establishing the principle of quarrying across this site, to be released for actual quarrying as may be needed. There are two existing quarries on the site already. The National Trust own the land and will release it as required. Viability is not expected to be an issue.

### Heritage Impacts

The northern boundary of the site as identified is approximately 350m west of the Acton Conservation Area. This proximity, and the impact the development of the site would have on the setting of these heritage assets must be carefully considered against the public and other benefits of aggregate production.

### Policy/Legislative Background

The Historic England website notes:

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

The recent Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC 2014(2)* made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that **'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise'.**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (" the 1990 Act ") provides:

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the 1990 Act provides:

"(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in sub-section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in sub-section (1) are the planning Acts ..."

A finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" ( *The Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303, per Glidewell LJ at 1319; and see *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 , per Sullivan LJ at [22]–[23] and [29]).

The relevant policies of the National Planning Policy Framework are paragraphs 128–135, the material parts of which provide:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise..."

131. In determining planning applications, local planning authorities should take account of:

"• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ..."

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be ...

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ...

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Framework (paragraph 144) also states:

When determining planning applications, local planning authorities should:

- give **great weight** to the benefits of the mineral extraction, including to the economy;

### **Commentary**

In considering the potential development of the Broadmead Field site, with potential impacts on a designated heritage asset, the following points have been taken into consideration.

- There is "a strong presumption against harm to designated assets" (Barnwell [2014] EWCA Civ 137; Forge Field [2014] EWHC 1895 (Admin))
- "Considerable weight" must be given to harm to designated assets, however slight, if more than de minimis (Barnwell; Forge Field; Jones [2015] EWCA Civ 1243)
- Mordue v Secretary of State for Communities and Local Government and others [2015] EWCA Civ 1243. Heritage assets have statutory protection, unlike other material considerations; and the NPPF has a complex template for their consideration. Both must be considered in an assessment.
- Failure to assess alternative sites on appropriate public interest criteria (Forge Field; ENV4)
- The policy presumption in favour of sustainable development does not apply to cases of harm to designated assets (Gladman [2016] EWHC 421 (Admin))
- Cumulative effects must be considered (PPG)
- All recognised harm must be included in the recommended Planning balance (Barnwell)
- Undue weight should not be given to the temporary nature of development (National Wind Power [1999] N.P.C. 128)

Development of the extension would not be expected to cause substantial harm to the Conservation Area but could have an impact on its setting. If so, this would be expected to be 'less than substantial' harm, and for a temporary period. This potential for harm has been given great and considerable weight in this assessment.

Sites nominated for allocation in the Mineral Sites Plan have been assessed on heritage and other grounds. A number have been rejected for various reasons, and the remaining sites have been included in the Draft Mineral Sites Plan.

The proposal is for a temporary period, after which the site will be restored and the impact on the heritage asset setting will be removed.

The more detailed assessment that would be carried out as part of any planning application would address heritage impacts and identify appropriate mitigation to offset any harm identified.

Mitigation could include screening (an earth bund) and/or a standoff/buffer.

If mitigation is not possible, or if the necessary standoff was such that it made the site uneconomic to develop, then the development would not go ahead.

In considering potential impacts and mitigation, it must be remembered that this is not a planning application, but a nomination for allocation of a site in the Mineral Sites Plan. The evidence required and level of assessment carried out **at this stage** are considered to be proportionate and appropriate.

At the current stage, the Mineral Planning Authority is considering whether the proposed nomination can reasonably be allocated through the Mineral Sites Plan, on the understanding that appropriately detailed assessment work will be carried out at a later date, and appropriate mitigation applied.

Although inclusion in an adopted plan gives a site allocation greater weight and likelihood of development, it is **not** deemed planning permission. Any allocation in an adopted plan still needs to go through the full planning application process, and if impacts are identified that cannot be satisfactorily mitigated, the proposal will not receive permission.

It is considered, taking into account:

- the less than substantial harm to the setting of the heritage assets;
- the great and considerable weight given to such harm, and the strong presumption against such harm;
- the temporary nature of the harm
- the great weight to be given to the provision of mineral
- the fact that minerals must be worked where they are found
- the fact that this is an extension site, with the processing plant and other infrastructure already available
- the fact that the proposed development will be subject to planning application including Environmental Impact Assessment, and impacts on the setting will be assessed in detail and appropriate mitigation identified

that the public benefit to be received from this proposed development, and the nature and duration of the development causing harm, together with the scope for mitigating this harm, are such that the site should be allocated in the Mineral Sites Plan.

## Cumulative Impacts

The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.

Site nomination is a field within which there will be small-scale Purbeck Stone extraction. Site is owned by the National Trust who require small-scale and low impact working. Site is in an area where there are a number of other Purbeck Stone workings.

Key issues for consideration are need to ensure no impacts on Greater Horseshoe Bats in the vicinity; need for further archaeological and hydrological assessment; and amenity impacts on residences in the vicinity and users of the footpath that crosses the field.

It is expected that, given the proposal and the approach of the National Trust of low impact quarrying, it will be possible to possible to mitigate impacts.

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

The proposal is within 5Km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351. Output from this site will be managed through the requirements of the landowners, the National Trust, and it is not expected that the site will lead to visual or road transport related cumulative effects.

## Summary.

Potential Benefits	Potential Impacts on...
<ul style="list-style-type: none"><li>• Provision of Purbeck Stone.</li><li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li></ul>	<ul style="list-style-type: none"><li>• Ensure no impacts from working this site on Greater Horseshoe Bats.</li><li>• Right of way passing through site area. Further assessment required, mitigation expected to be possible.</li><li>• Potential impact on landscape capacity of the site. Recommended working approach is small areas,</li></ul>



- Use of the stone for heritage building works/repairs, and for new buildings.
  - Geodiversity benefits, through exposures created and fossils found.
  - Possibility of improved public access.
- quantities, progressive restoration and in short campaigns with low stockpiles.
  - Nominated site is relatively close to residential properties, with potential impacts on local amenity. In the context of the Purbeck plateau with its long history of quarrying, this is not expected to be a problem and should be capable of satisfactory mitigation. Assessment of possible impacts required with appropriate mitigation identified.
  - Transport Assessment will be required at planning application stage, with appropriate mitigation identified.
  - Groundwater and surface water both have the potential to be impacted and will require a hydrological assessment to determine what mitigation will be required.
  - Potential archaeological impacts and impacts on Listed Building, further assessment to be carried out at appropriate stage.
  - [Acton Conservation Area and/or its setting.](#)

### Overall Recommendation:

Assessment already carried out has flagged up [heritage](#)/archaeology, hydrology, landscape, local amenity and access (including impacts on right of way over site) as the key issues to be addressed as part of working land within this site nomination. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

*As the site is an extension of an existing site, it is expected that any impacts should be capable of satisfactory mitigation.*

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Purbeck Stone: PK 21 Gallows' Gore, Langton Matravers

<b>Site Name/Location:</b> PK 21 Gallows' Gore, Langton Matravers	<b>Owner:</b> Haysoms <b>Local Authority:</b> Purbeck District Council <b>Mineral Type:</b> Purbeck Stone	<b>Site Area:</b> approximately 4.2 ha <b>Production:</b> c. 1800 tpa <b>Reserve:</b> up to 30,000 tonnes
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No significant impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>The small area of rough grassland at the south east corner of the site has potential to support uncommon UK priority</li> </ul>	<ul style="list-style-type: none"> <li>Site boundary to be amended as suggested, to minimise impacts on biodiversity.</li> <li>Previously worked areas to south east and any</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-		<p>BAP species such as the grizzled skipper and dingy skipper.</p> <ul style="list-style-type: none"> <li>This area should be omitted from the site boundary/working area.</li> <li>Adjacent, similar areas of rough grassland provide habitat for several species of European Protected bats, for which the whole area is nationally important.</li> </ul>	<p>other adjacent rough grassland around the site to be left untouched and protected from any operations, or impacts from such operations, on rest of site.</p> <ul style="list-style-type: none"> <li>Site to be surveyed to identify further possible impacts and any appropriate mitigation to be undertaken.</li> </ul>
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>The small area of rough grassland at the south east corner of the site has potential to support uncommon UK priority BAP species such as the grizzled skipper and dingy skipper.</li> </ul>	
	-		<ul style="list-style-type: none"> <li>This area should be omitted from the site boundary/working area.</li> <li>Adjacent, similar areas of rough grassland provide habitat for several species of European Protected bats, for which the whole area is nationally important.</li> </ul>	
3. To maintain, conserve and enhance geodiversity.	+	+ ?	<ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			presumption in favour of an appropriate level of quarrying activity continuing in order to sustain these on-going interests.	
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<b>Groundwater</b> <ul style="list-style-type: none"> <li>Site overlies Secondary aquifer. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required at planning application stage to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality. Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<b>Surface Water</b> <ul style="list-style-type: none"> <li>Spring within 500 m of site. No impacts expected on this.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> <li>Although the site is not at risk of flooding,</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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 'Very Significant' to 'No Significant' impact.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required as part of planning application to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage.</u></li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>This is a quarry set in a quarrying landscape and the nearest listed buildings are too far away to be affected.</li> <li>No significant impact expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>This site proposal is within the area of least landscape and visual sensitivity.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u>.</li> <li>All appropriate mitigation to be included.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Site proposal is expected to have a less significant adverse impact.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site is currently an area of pasture and soils are either good to moderate or poor in quality.</li> <li>Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+ +	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and any other markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				mitigate where appropriate.
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some further economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	habitats to help to increase resilience of flora/fauna.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	?	0	<ul style="list-style-type: none"> <li>Access southwards over adjacent land directly to the B3069, this would be expected to have much less impact and is the preferred access route.</li> <li>Haycraft's Lane is very narrow, has limited passing opportunity and has poor forward visibility. It would not be acceptable to use Haycrafts Lane to access Harman's Cross, or the Kingston Road.</li> <li>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; travel very short distances and have an acceptable access from the site onto Haycraft's Lane.</li> <li>It is currently proposed to use Haycrafts Lane for a short distance (c. 50m) to access Landers Quarry land. Working would be summer campaigns, approximately every 2 years.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>However, on the basis of these comments it appears unlikely that the proposed route will be suitable for use as a quarry access.</li> <li>The TA should be scoped with the Transport Development Management Team and is intended to identify opportunities for reducing impacts on the transport network.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed site can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	--	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Site has residential properties immediately adjacent to it, within 50m and further out. Mitigation/screening will be required.</li> <li>Although this site has been worked in the past, this was many years ago and further development would make it seem like a new site. It is in close proximity to a number of residences.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> </ul>
	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Closest settlements are Acton at approximately 600m south east and Langton Matravers at around 700m south/west. Site is not visible from these settlements.</li> <li>Harman's Cross lies to the north, in the valley. The site will be potentially more visible from the north, which will require sensitive treatment and proper screening of the northern edge of the site.</li> <li>Traffic impacts on these settlements are expected to be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> <li>Visual impact assessment will also be required, as</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				referred to above.
	0	0	<b>Impact on Airport Safety</b> <ul style="list-style-type: none"> <li>Site is approximately 22 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	0	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>Site is agricultural land. No informal or formal recreational uses noted.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	0	0	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>No rights of way cross the site or run adjacent to it. Closest right of way is a footpath which ends some 30m from north-eastern boundary of site.</li> </ul>	

### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> <li>Potential for water flowing off the site to</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> </ul>

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
	flood land to the north, downslope from the proposal site	entering ground or surface waters. <ul style="list-style-type: none"> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan

### Viability

This is the only site that is essentially a new site – although it has been worked historically.

The mineral has not been tested but it is expected that mineral is present. The owner and promoter is confident that there is mineral present. As part of a planning application the site will be tested, to establish the presence of mineral.

### Cumulative Impacts

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

The site nomination comprises an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction. The cumulative effect of the number of quarries operating in this area should be taken into consideration, and as far as possible no new quarry areas should be opened unless others have been restored. The proposed site is adjacent to another proposed site, Quarr Farm to the north. Both are new sites, and vehicles servicing them would have a cumulative impact on existing traffic levels.

The proposal is within 5 km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

### Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>Provision of Purbeck Stone.</li> <li>Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck</li> </ul>	<ul style="list-style-type: none"> <li>Impacts on biodiversity, specifically due to inclusion of areas of rough grassland, an area of previously quarried land, in the south east corner of the site. Mitigation can be achieved through removing this</li> </ul>

Stone is exported and used, with associated economic benefits.

- Use of the stone for heritage building works/repairs, and for new buildings.
- Geodiversity benefits, through exposures created and fossils found.
- Possibility of improved public access.

area from the proposed site boundary and ensuring that this area is protected during working.

- Impacts on local amenity, as there are residences in close proximity, as well as further afield, including Harman’s Cross to the north. Mitigation, such as standoffs and bunding, will be required.
- Access is a key issue, given how narrow Haycraft’s Lane is and the importance of its flower rich verges. If Haycrafts Lane is used it will have to be for a short distance only.
- The presence of the two reservoirs to the north – to be assessed at planning application stage to determine exactly what level of mitigation they require.
- Potential landscape/visual impacts, particularly regarding the capacity of the landscape to accommodate this proposed development. Assessment of possible impacts required, with appropriate mitigation identified, including restoration of quarries in vicinity as far as possible.
- Assessment is required to determine whether there will be any archaeology or other heritage impacts, and what mitigation is required.

### Overall Recommendation:

Assessment already carried out has flagged up biodiversity, archaeology, landscape, local amenity and access as key issues to be addressed as part of working the land within this site nomination. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

Impacts on amenity is a key issue in the case of this site in particular. Full assessment will be required, including identification and implementation of mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

### Other Building Stone: BS02 Marnhull Quarry, Whiteways Lane, Marnhull

<p><b>Site Name/Location:</b> BS02 Marnhull Quarry, Whiteways Lane, Marnhull</p>	<p><b>Nominee/Agent:</b> Marnhull Stone Limited</p> <p><b>Local Authority:</b> North Dorset District Council</p> <p><b>Mineral Type:</b> Limestone</p>	<p><b>Site Area:</b> 2.02 ha</p> <p><b>Production:</b> approximately 1,500 tpa</p> <p><b>Reserve:</b> approximately 25,000 tonnes</p>
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## Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>This extension would continue an existing exposure of the Clavellata Beds of the Corallian Group. This should be considered an enhancement to an existing Local Geological Site at this site.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits/access to view exposures where possible during working.</li> <li>Opportunities to leave faces exposed when working is finished to be considered.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>No impact on Source Protection Zones and no licensed abstraction points within 500m. Site is within a Secondary Aquifer.</li> <li>Environment Agency advise a Hydrogeological Risk Assessment will be required.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Site boundary is within 250m of watercourse - Chivrick's Brook.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive	?	?	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>According to the Dorset Historic Environment Record, human remains were found nearby during quarrying about 200 years ago. From the description, they sound like part of a Christian cemetery of an indeterminate period.</li> <li>Archaeological evaluation would be appropriate before determination of a planning application to indicate the likely archaeological impact of quarrying and the appropriate mitigation. Potentially the impact could be anywhere from 'Very Significant Adverse Impact' to 'No Significant or Negligible Adverse Impacts'.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>.</li> <li>All necessary mitigation to be implemented prior to working.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
features and their settings).	0	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site lies in the Blackmore Vale. Seemingly much of the Vale remained wooded until the Middle Ages, and so the field system on and around the site may well be Medieval in origin.</li> <li>The Mineral Planning Authority is not aware of anything particularly significant about these fields, hence 'Less Significant Adverse Impact' category seems appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>Listed buildings are too far away to be affected. No significant impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>May be some adverse impacts but if mitigation designed to be sympathetic these can be minimised to cause no significant adverse effects.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u>.</li> <li>All appropriate mitigation to be included.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No significant/negligible impacts expected.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation measures, imposed at the planning application stage.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to be put in place to reduce dust and noise impacts.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Site is 'Good to Moderate' agricultural land.</li> <li>Soils will be stripped and protected during preparation and working and reused on site as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				working; and re-spread on site after working.
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of building stone.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required</li> <li>Site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the proposed extension and indirectly through the provision of building stone required for new build, repairs and maintenance, decorative and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some further economic benefits.</li> <li>Further benefits may be available if improved public access can be achieved, through the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Seek further benefits, such as improved public access, where appropriate.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, given the size of the proposed quarry these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</p> <ul style="list-style-type: none"> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Entrance to the site will be gained via an existing, suitable, access onto Whiteways Lane. From here vehicles will use the local rural road network to access the B3092.</li> <li>While this road does pass through some local settlements, the very low numbers of predicted movements, less than one a day, mean that the site has been given a 'Less Significant Adverse Impact' rating.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>The Transport Assessment should identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	0	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Closest property is Toogoods farm, just over 500m to the north east.</li> <li>Mitigation measures such as visual and noise attenuation bunds can be used as needed – further assessment will be required to determine what is needed.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>• Nearest settlement is Marnhull, at approximately 800m to north west.</li> <li>• It is likely that there will be impacts of lorries accessing the site. This is an extension and should not result in intensification of any impacts.</li> <li>• Mitigation measures such as visual and noise attenuation bunds can be used as needed – further assessment will be required to determine what is needed.</li> </ul>	<p>possible; and to seek to increase public access.</p> <ul style="list-style-type: none"> <li>• Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• Site is approximately 37 km from Bournemouth airport and approximately 24 km from Yeovilton, with no wet working or restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• No impacts expected and no action required.</li> </ul>
	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site is agricultural land, no formal or informal recreational use.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of impacts, with appropriate mitigation identified.</li> <li>• Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
-	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• No rights of way on or immediately adjacent to site, but bridleway passes close to eastern edge.</li> <li>• Assessment required to determine what mitigation might be needed to protect bridleway – to be screened as may be required.</li> <li>• Opportunities for improvements to public access to be considered.</li> </ul>		

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information or approval that may be required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The Stour is the closest main river, some 2.5 km distant, and the River Basin Management Plan South West River Basin District identifies it being of 'Poor' environmental quality in this area.</li> <li>• The Chiswick Brook is approximately 250 m from the site.</li> <li>• There is potential for contamination from runoff from site along with potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the surface or groundwater drainage unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Water Framework Assessment may be required.</li> <li>• Hydrological risk assessment to consider possible impacts of working this site and any required mitigation.</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> <li>• Flood Risk Assessment</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

### Viability

As an extension to an existing operational site, viability is not considered to be an issue. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

### Cumulative Impacts

Site proposal is an extension to an existing site in an area where there is other mineral working - a building stone quarry approximately 1.5km to the north at Todber – but the amounts of traffic generated are relatively small. In terms of cumulative impacts for mineral working, rating of 'Less Significant Adverse Impact' is justified.

The proposal is within 5km of sites allocated in Sturminster Newton for residential development ( 380 dwellings in the town in total) in the Pre -Submission draft North Dorset Local Plan Nov 2013. Traffic arising from the new development will add to general traffic levels on the B3092.

**Summary.**

<b>Potential Benefits</b>	<b>Potential Impacts</b>
<ul style="list-style-type: none"> <li>• Provision of building stone.</li> <li>• Support for the local economy and provision of employment, through employment in quarrying and the construction industry.</li> <li>• Development of site is expected to provide economic benefits, both directly at the site and in the local area where the stone is expected to be used.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access.</li> </ul>	<ul style="list-style-type: none"> <li>• No ecological impacts expected.</li> <li>• Possible hydrological impacts, requiring further assessment, but no significant impacts expected.</li> <li>• Potential for archaeological impacts, and further assessment will be required. However, any identified impacts expected to be capable of mitigation.</li> <li>• Possible limited landscape impacts, but expected to be capable of satisfactory mitigation.</li> <li>• Site is agricultural land, which will be lost for a period of time. However, expected to be restored to current use, and is a relatively small area.</li> <li>• Limited climate change impacts would be expected, but site is small in scale and intensity of working is low.</li> <li>• Developing the site will have transport related impacts. However, the level of vehicle movements is low and the site will be worked as an extension, so there will be no intensification of working or cumulative impacts.</li> <li>• No expected issues regarding airfield proximity – no wet working or restoration.</li> <li>• There will be some impacts on the bridleway to the east, but it is expected that these can be mitigated.</li> </ul>

**Overall Recommendation:**

The site is an extension of an existing quarry and no intensification or cumulative impacts would be expected. The proposal would assist in securing a supply of local stone and would provide a benefit to the local economy.

Assessment already carried out has flagged up archaeology, landscape, hydrology and access as issues requiring further assessment at planning application stage to identify satisfactory mitigation. Further assessment also required to identify if there are any additional impacts that will require mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.



## Other Building Stone: BS04 Frogden Quarry, north-east of Sherborne

<b>Site Name/Location:</b> BS04 Frogden Quarry, north-east of Sherborne		<b>Nominee/Agent:</b> Sherborne Castle Estate	
<b>Mineral Type:</b> Limestone		<b>Local Authority:</b> North Dorset District Council	
<b>Site Area:</b> 3 ha	<b>Production:</b> 2500 tonnes building stone 1000 tonnes agricultural aggregate		<b>Reserve:</b> c. 100,000 tonnes

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+ +	+	<ul style="list-style-type: none"> <li>There is a geological Site of Special Scientific Interest (SSSI) at ST648183. However, the proposed extension is south of this, with the current permitted quarry coming between the two. It is not expected that there will be any impact cause by the proposed extension.</li> <li>The inferior Oolite is the subject of on-going paleontological research. The nature of Inferior Oolite stratigraphy, and of the paleontological interest, means that any opportunity to study fresh sites and exposures are potentially of great value.</li> <li>Access must be provided to researchers and specifically a nominated Inferior Oolite expert (contact details available on request) with the assumption that important specimens will be retained for research purposes.</li> <li>At the point of restoration the retention of geological exposures may be desirable and this must be planned for.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to facilitate access to the exposures where possible during working.</li> <li>Faces to be left exposed when working is finished, where possible.</li> <li>Existing geological SSSI to be appropriately protected.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site is on a Principal Aquifer and is not within any Source Protection Zone area. Not known whether there are any licensed extraction facilities in the vicinity.</li> <li>Environment Agency advise a Hydrogeological Risk Assessment will be required.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>There is a watercourse approximately 430m from the site.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				<ul style="list-style-type: none"> <li>Any necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	0	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>There are no indications of likely archaeological impacts, and the proposal could be rated 'No Significant or Negligible Adverse Impacts'.</li> </ul>	<ul style="list-style-type: none"> <li>Survey/assessment of the area to be carried out as part of planning application, to further investigate possible archaeological and historic landscape impacts.</li> <li>Any necessary mitigation to be identified and implemented prior to working.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>There are no indications that the location has any particular historic significance, although it might form part of the view from locations such as Sherborne New Castle and its grounds.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The nearest listed buildings are within a settlement and the current quarry lies between them and the proposed extension. There are other listed buildings some 500 m to the south east.</li> <li>It is not expected that the proposed extension will have unacceptable impacts on the listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment of potential impacts required, with any necessary mitigation to be identified and implemented prior to working.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	?	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The potential exists that there could be an impact on the amenity of users of the adjacent footpaths but apart from that the landscape and visual impacts will be limited.</li> <li>It is recommended that the scale of development is minimised where possible and that extraction takes the form of short campaigns and progressive restoration.</li> <li>Stockpiles and other infrastructure must not be placed on skyline which must be protected.</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of potential visual impacts will be required at planning application stage.</li> <li>All appropriate mitigation to be identified and implemented.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		0		
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation measures, imposed at the planning application stage.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to be put in place to reduce dust and noise impacts.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soil appears to be good to moderate quality agricultural land.</li> <li>Soils will be protected during working and restoration could bring the land back into agricultural production.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of building stone.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required</li> <li>Site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the proposed extension and indirectly through the provision of building stone required for new build, repairs and maintenance, decorative and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to agriculture will offer some further economic benefits. Further benefits may be available if improved public access can be achieved, through the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Seek further benefits, such as improved public access, where appropriate.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, given the size of the proposed quarry these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	0	0	<ul style="list-style-type: none"> <li>Access will be gained via the existing route along Brick Kiln Lane onto Castle Town Way. From here vehicles can access the strategic network a short distance to the south on the A30.</li> <li>Due to the very low extraction rates, which are not expected to increase above current levels, and the proximity to the strategic network, the site has been given a 'No Significant or Negligible Adverse Impacts' rating.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>TA to be scoped with the Transport Development Management Team.</li> <li>The Transport Assessment should identify opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Closest properties are approximately 430m, to edge of Sherborne. The Gryphon School is also approximately 430m at edge of Sherborne. Blackmarsh Farm to south east is approximately 500+m and Osborne to north/east is approximately 600m.</li> <li>Rising ground screens views of the existing site. Further assessment will be required to accurately assess potential impacts from the proposed extension and can be undertaken at the appropriate stage.</li> <li>Site will be screened as required. Site may be worked on a campaign basis, to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Sherborne is closest settlement, within 500m. Although impacts are expected to be minimal, further assessment will be carried out as required.</li> <li>Site traffic will be required to use Castle Town Way and could have an impact on Sherborne but amount of traffic expected to be low.</li> <li>Site will be screened as required. Site may be worked on a campaign basis, to limit impacts. As an extension, there would be no intensification.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 33 km from Bournemouth airport, and approximately 10 km from Yeovilton with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No impacts expected, and no action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land/former quarry and does not appear to be used for recreational purposes.</li> <li>Restoration could seek to improve public access.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, particularly on bridleway, with appropriate mitigation identified.</li> <li>Restoration to include consideration of opportunities to improve public access in the area.</li> </ul>
	?	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way cross the site. A bridleway (N7/17) touches the south western corner.</li> <li>Restoration could seek to improve access, to/from this route.</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information or approval that may be required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Yeo is the closest Main River. Other watercourses approximately 470m distant, that site would drain into.</li> <li>• The River Basin Management Plan South West River Basin District identifies the Yeo as being of 'Poor' environmental quality in this area.</li> <li>• There is potential for contamination from runoff from site and for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter surface waters or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation of surface water features, provided this is feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Hydrogeological risk assessment may be required at planning application stage.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

### Viability

As an extension to an existing operational site, viability is not considered to be an issue. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

## Cumulative Impacts

Proposal is for an extension to an existing site and no intensification is expected. There is limited additional mineral working proposed or existing in vicinity of site. Cumulative impacts directly caused by this proposed extension are expected to be minimal.

The proposal is within 5Km of sites allocated for mixed residential (279 dwellings) and employment development at Barton Farm, Sherborne (Policy SHER1) and for employment development (2.2Ha) at Sherborne Hotel, Sherborne, as set out in Policy SHER3 in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013).

Traffic arising from the new development will also add to general traffic levels on the A 30. (NB The Barton Farm site does now have planning permission but is retained as an allocation in the Plan.)

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Exposure of geological faces, during and possibly after working, expected to provide significant geodiversity benefits.</li> <li>• Development of site is expected to provide economic benefits, both directly at the site and in the local area where the stone is primarily expected to be used.</li> <li>• Development of the site secures a source of building stone, primarily for the benefit of the local area/economy.</li> <li>• By-products are crushed to be used on the Estate, providing a limited source of alternative materials.</li> <li>• Restoration could offer limited improvements to public access.</li> </ul>	<ul style="list-style-type: none"> <li>• No ecological impacts expected.</li> <li>• Hydrological investigation will be required at planning application stage, but no significant impacts expected. No flooding risk.</li> <li>• Possibly limited potential for archaeological impacts, but further assessment will be required. Any identified impacts would be expected to be capable of mitigation.</li> <li>• Listed building impacts not expected, but assessment will determine what mitigation if any may be required.</li> <li>• Possible limited landscape impacts, but expected to be capable of satisfactory mitigation. Method of site working will contribute to limiting impacts</li> <li>• Site is agricultural land, which will be lost for a period of time. However, expected to be restored to current use, and is a relatively small area.</li> <li>• Limited climate change impacts would be expected, but site is small in scale and intensity of working is low.</li> <li>• Developing the site will have limited transport related impacts, through extending the time the site is worked. However, the level of vehicle movements is low and the site will be worked as an extension, so there will be no intensification of working or cumulative impacts.</li> <li>• Impacts on sensitive human receptors and local settlements are expected to be limited, but will be assessed – expected to be capable of mitigation.</li> <li>• No expected issues regarding airfield proximity – no wet working or restoration.</li> </ul>

**Potential Benefits**

**Potential Impacts**

- There will be some impacts on the adjacent bridleway to the east, but it is expected that these can be satisfactorily mitigated.

**Overall Recommendation:**

The site is an extension of an existing quarry and no intensification or cumulative impacts would be expected. The proposal would assist in securing a supply of local stone and would provide a benefit to the local economy.

Assessment already carried out has flagged up archaeology, landscape, hydrology and amenity as issues requiring further assessment at planning application stage to identify satisfactory mitigation. Further assessment also required to identify if there are any additional impacts that will require mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Other Building Stone: BS05 Whithill Quarry

<b>Site Name/Location:</b> BS05 Whithill Quarry On D20518 approximately 1.5 km south-west of junction with A352 <b>Mineral Type:</b> Forest Marble (Limestone)		<b>Nominee/Agent:</b> Sherborne Castle Estates Land and Mineral Management Ltd <b>Local Authority:</b> West Dorset District Council	
<b>Site Area:</b> c. 5 ha	<b>Production (annual):</b> 1000 tonnes building stone 500 tonnes agricultural aggregate		<b>Reserve:</b> c. 6,000 tonnes.

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>The Forest Marble Formation was traditionally quarried extensively in Dorset. There are several old workings that have been designated as Local Geological Sites and new and fresh exposures retain a level of interest for study and potential retention of better exposures.</li> <li>It is recommended that if development proceeds the applicants be requested to allow access to geologists. Leaving exposed faces after working is completed can also be investigated.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits/access to view exposures where possible during working.</li> <li>Opportunities to leave faces exposed when working is finished to be considered.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site is on a Secondary Aquifer and is not within any Source Protection Zone area. Not known whether there are any licensed extraction facilities in the vicinity.</li> <li>Environment Agency advise a Hydrogeological Risk Assessment will be required.</li> <li>Environment Agency had no objection to proposed extension of current quarry, provided depth of extraction was controlled</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Watercourse within 50m from the site and assessment required to consider possible impacts on this stream.</li> <li>This site lies uphill and immediately across the road from springs feeding tributaries of the River Wriggle. It should be confirmed whether the proposed allocation would affect the headwaters in terms of quality or quantity.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>Any necessary mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	0	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>Human burials were found in the adjacent existing quarry a few years ago, and were recorded by Bournemouth Archaeology.</li> <li>Bournemouth Archaeology have undertaken a further archaeological evaluation of this site in support of the recent planning application.</li> <li>Their view is that putting in place an archaeological watching brief for future development of the site would be adequate to mitigate damage to known and potential deposits.</li> </ul>	<ul style="list-style-type: none"> <li>Further survey/assessment of the area likely to be required for further development, and subsequent development to include archaeological watching brief, to mitigate archaeological impacts.</li> <li>Any other necessary mitigation to be identified and implemented prior to working.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>The site is on the north-eastern end of Lillington Hill, which is also known as Knighton Hill at the opposite end by Knighton village, on the western side of the Blackmore Vale.</li> <li>Seemingly much of the Vale remained wooded until the Middle Ages, and so the field system on and around the site may well be Medieval in origin.</li> <li>The Mineral Planning Authority is not aware of anything particularly significant about these fields, resulting in a 'Less Significant Adverse Impact'.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>Listed buildings are too far away to be affected. No significant impacts expected.</li> </ul>	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	0/?	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>The proposed development may be open to expansive views in this rural landscape so mitigation measures will be critical to its integration.</li> <li>It is recommended that the scale of development is minimised where possible through measures such as small scale campaigns with progressive restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of potential visual impacts will be required at planning application stage.</li> <li>All appropriate mitigation to be identified and implemented.</li> <li>Appropriate restoration proposals in line with Landscape Management</li> </ul>
	0	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>No significant impact/negligible.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				Guidelines referred to in Minerals Strategy.
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation measures, imposed at the planning application stage.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to be put in place to reduce dust and noise impacts.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soil appears to be good to moderate quality agricultural land.</li> <li>Soils will be protected during working and restoration could bring the land back into agricultural production.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of building stone.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required</li> <li>Site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the proposed extension and indirectly through the provision of building stone required for new build, repairs and maintenance, decorative and</li> </ul>	<ul style="list-style-type: none"> <li>Seek further benefits, such as improved public access, where appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
economic growth			<p>landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</p> <ul style="list-style-type: none"> <li>Restoration to agriculture will offer some further economic benefits. Further benefits may be available if improved public access can be achieved, to benefit the recreational attraction and use of the wider area (i.e. riding, walking).</li> </ul>	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, given the size of the proposed quarry these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>Entry will be via the existing adequate access onto the local rural network. Access to the strategic network at the A352 is approximately 1.5km north of the site access. Trip generation will be low and no greater than that currently permitted at the site.</li> <li>Due to the low traffic generation, the close proximity of the strategic network, and the lack of impact on local settlements between the site and the strategic network, this site is considered to cause 'No Significant or Negligible Adverse Impacts'.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>TA to be scoped with the Transport Development Management Team.</li> <li>The TA should identify opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Residential properties within 500m. School approximately 1km away, to south/east. Site is screened by hedges and by the topography. Traffic levels expected to be as at present.</li> <li>Site will be screened as required and worked on a campaign basis to limit impacts. Further assessment likely to be required to accurately assess potential impacts from the proposed extension and can be undertaken at the appropriate stage.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Lillington approximately 500m to south, Longburton approximately 1.5 km south east, Thornford approximately 2km to south west. No visible impacts. Longburton likely to get traffic impacts, if mineral is taken to A352 for distribution. Traffic levels expected to be as at present.</li> <li>Site will be screened as required. Site likely to be worked on a campaign basis, to limit impacts. As an extension, there would be no intensification.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 33 km from Bournemouth airport, and 11 km from Yeovilton with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site is agricultural land/former quarry and does not appear to be used for recreational purposes.</li> <li>• Restoration could seek to improve public access.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of impacts, with appropriate mitigation identified.</li> <li>• Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	0	?	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• No rights of way cross the site. Restoration could seek to improve access in the area.</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information or approval that may be required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>This site lies uphill and immediately across the road from springs feeding tributaries of the Wriggle River, the closest Main River. It should be confirmed whether the proposed allocation would affect the headwaters in terms of quality or quantity.</li> <li>The Wriggle joins the Yeo, and the River Basin Management Plan South West River Basin District identifies the Yeo as being of 'Poor' environmental quality in this area. The Wriggle is 'Bad'.</li> <li>There is potential for contamination from runoff from site and for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter surface waters or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrogeological risk assessment may be required at planning application stage.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Flood Risk Commentary

Site is entirely within Flood Zone 1.

Limited risk of flooding from surface water. Flood Risk Assessment would be required at planning application stage, with a site specific strategy for surface water management that does not increase rates of runoff or generate off site worsening

Suitable in flood risk terms for allocation in Draft Mineral Sites Plan.

### Viability

As an extension to an existing operational site, viability is not considered to be an issue. The site will use existing processing facilities, road access and serve existing markets, and therefore these do not have to be provided.

### Cumulative Impacts

Proposed site is an extension to existing site. There is another existing and proposed site, just over 5km away. Both sites would have relatively low traffic levels, impacts expected to be low.

Both are proposed extensions and therefore no intensification of traffic levels is expected.

The proposal is within 5Km of land allocated for major residential (279 dwellings) and associated development at Barton Farm, Sherborne (Policy SHER1) and for employment development (2.2Ha) at Sherborne Hotel, Sherborne (Policy SHER3) in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013). Traffic arising from the new development will add to general traffic levels on the A30 and through the town. (NB The Barton Farm site does now have planning permission but is retained as an allocation in the Plan.)

### Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Exposure of geological faces, during and possibly after working, could provide geodiversity benefits.</li> <li>• Development of site is expected to provide economic benefits, both directly at the site and in the local area where the stone is primarily expected to be used.</li> <li>• Development of the site secures a source of building stone, primarily for the benefit of the local area/economy.</li> <li>• By-products are crushed to be used on the Estate, providing a limited source of alternative materials.</li> <li>• Restoration could offer limited improvements to public access.</li> </ul>	<ul style="list-style-type: none"> <li>• No ecological impacts expected.</li> <li>• Hydrological investigation may be required at planning application stage, but no significant impacts expected. No flooding risk.</li> <li>• Potential for archaeological impacts, further assessment will be required. Use of an archaeological watching brief will be expected to mitigate impacts.</li> <li>• No listed building or significant historic landscape impacts expected.</li> <li>• Possible limited landscape impacts, but expected to be capable of satisfactory mitigation. Method of site working will contribute to limiting impacts</li> <li>• Site is agricultural land, which will be lost for a period of time. However, expected to be restored to current use, and is a relatively small area.</li> <li>• Limited climate change impacts would be expected, but site is small in scale and intensity of working is low.</li> <li>• Developing the site will have limited transport related impacts, through extending the time the site is worked. However, the level of vehicle movements is low and the site will be worked as an extension, so there will be no intensification of working or cumulative impacts.</li> <li>• Impacts on sensitive human receptors and local settlements are expected to be limited, but will be assessed – expected to be capable of mitigation.</li> </ul>



- No expected issues regarding airfield proximity – no wet working or restoration.
- No impacts on public access – restoration may offer opportunity to improve access.

### **Overall Recommendation:**

The site is an extension of an existing quarry and no intensification or cumulative impacts would be expected. The proposal would assist in securing a supply of local stone and would provide a benefit to the local economy.

Assessment already carried out has flagged up archaeology (need for a watching brief at development), hydrology, landscape capacity and local amenity as issues requiring further assessment at planning application stage to identify satisfactory mitigation. Further assessment also required to identify if there are any additional impacts that will require mitigation.

Subject to the completion of all necessary assessments and providing that any impacts are capable of satisfactory mitigation, it appears reasonable on the basis of evidence available that the site nomination can reasonably be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

## Appendix B: Sites Not Being Taken Forward

### Sand and Gravel: AS08 Horton Heath (west) and Redman's Hill (east)

<b>Site Name/Location:</b> AS08 Horton Heath (west) and AS27 Redman's Hill (east) <b>Mineral Type:</b> Sand/Gravel	<b>Nominee/Agent:</b> AS08 – Wessex Surveyors AS27 – Wessex Surveyors <b>Local Authority:</b> East Dorset District Council	<b>Site Area:</b> To be confirmed <b>Production/reserve:</b> To be confirmed
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>Without mineral extraction, site has potential to be restored to lowland heathland which would contribute locally to supporting Annex 1 birds. Only in combination with other afforested areas would it be likely to contribute to supporting 1% of any Annex 1 species, but in itself the Horton Common SNCI is small and rather isolated.</li> <li>The site currently has no recreational access function to help reduce pressure on existing heathlands. There has to be a risk that the SNCI might be included in a revision to the Dorset</li> </ul>	<ul style="list-style-type: none"> <li>Further information on wildlife interests of SNCI to be sought.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			Heathlands SPA, but it is not possible to evaluate that risk without further information on the wildlife interests of the SNCI.	
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	-	+	<b>Protected species</b> <ul style="list-style-type: none"> <li>The existing open heathland within Horton Common SNCI may support European protected reptiles. The perimeter ancient woodland and boundary trees of the SNCI are very likely to support bats, and any mineral extraction should be designed to avoid this constraint. Common protected reptiles may be found throughout on suitable open ground.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include consideration of possible benefits for the SNCI and creation of appropriate habitats for these species.</li> </ul>
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	-	+	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>Horton Common SNCI in its entirety within the western proposed site. Broad scale extraction removing this nature conservation site would be inappropriate because it would be difficult or impossible to provide adequate mitigation for effects on wildlife and compensatory habitat provision would be substantial.</li> <li>Small-scale working within the least wildlife-rich areas of SNCI might be feasible, following detailed evaluation of possible effects. The perimeter ancient woodland and boundary trees of the SNCI are effectively irreplaceable, and any mineral extraction should be designed to avoid this constraint.</li> <li>The constraints around the Redman's Hill area are unknown at this stage, though much of the land has been improved agriculturally. There may be important boundary features or individual veteran trees.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Proposed working area to be reviewed in light of this comment and reduced in size.</li> </ul>
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Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>There are water features within 250m which could be impacted by development of the site. A stream flows to north/west of Horton Heath SNCI. Other streams rise/flow in close proximity to site.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	-	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>There is a pond/ponds within the site and streams in close proximity.</li> </ul>	
5. To reduce flood risk and improve flood management	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>The entire site located within Flood Zone 1 with Flood Zones 2 and 3 within 150 m of northern part of site.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Working is not considered to constitute, or exacerbate an existing, a flood risk.</li> <li>Negligible/No impact, during working and restoration.</li> </ul>	
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	-	+	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>A barrow that is protected as a Scheduled Monument (SM29565 – ‘Bowl barrow 250m north east of Monmouth’s Ash Farm’) lies in the south-eastern part of the western area. Several other barrows and an earthwork that are also protected as Scheduled Monuments lie close to the site. The barrow within the site in particular is a major constraint and is afforded the highest protection.</li> <li>A way forward could be the removal of some of the site from the extraction area. An archaeological assessment and if necessary an evaluation of the site that considers all the barrows mentioned above and their settings, as well as other possible archaeological material on the site, should help in making a decision on this, as well as in understanding the wider archaeological impact of the extraction on this site.</li> <li>Early discussion with English Heritage should also be helpful in the making of this decision.</li> <li>If a compromise can be determined that allows some quarrying within a fraction of this site, impacts could be reduced to an acceptable level.</li> <li>Appropriate restoration could improve the settings of the monuments.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey to assess Monuments and establish their settings and how these can best be protected during working.</li> <li>Site working area to be reviewed to remove monuments and their settings.</li> <li>Archaeological survey to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> </ul>
	-	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>Until relatively recently, most if not all of this site would have been heathland. The Scheduled Monuments mentioned above would have occupied prominent locations within this landscape.</li> <li>Restoration to heathland could improve the settings of these Monuments.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey to assess Monuments and establish their settings and how these can best be protected during working.</li> <li>Restoration to heathland to benefit Monuments and their settings.</li> </ul>
	0	0	<p><b>Historic Buildings</b></p>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>No listed buildings in the immediate vicinity of the site. The nearest, Harts Farm, is well screened from the site. No impacts expected.</li> </ul>	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>The whole area is within the Horton Common - Three Legged Cross Heath/Farmland Mosaic in the draft East Dorset District Council Landscape Character assessment. This assessment indicates the importance of belts of trees and scrub and all around the site these form key features with mature oaks along the western edges which are ancient boundaries. The site is also part of a prominent ridge line with open views especially to the east.</li> <li>The site has significant landscape value and any future extraction should be limited in extent and be based on a detailed and independent assessment of landscape character so any future operations conserve and enhance key features and views</li> <li>Mitigation and restoration to reflect/enhance existing character.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; adequate mitigation of such impacts before and during working.</li> <li>Protect and maintain the identified key features of the site.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Negligible impact expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation measures, imposed at the planning application stage.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to be put in place to reduce dust and noise impacts.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises agriculture (primarily pasture) woodland and heathland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils.</li> </ul>	and working and properly reinstated during restoration.
10. To conserve and safeguard mineral resources.	?	0	<ul style="list-style-type: none"> <li>In terms of encouraging/promoting the most efficient use of resources, this site has been previously used to a limited extent as a borrow pit during the construction of the adjacent golf course.</li> <li>In developing this site as a stand-alone quarry, there are a number of constraints to be overcome for what appears to be a relatively small reserve of mineral.</li> <li>The quality/quantity of minerals on this site needs to be proved before a score can be given for this site. However, a preliminary view would be that developing this site may not be the most efficient use of resources.</li> <li>Further investigation is required.</li> </ul>	<ul style="list-style-type: none"> <li>Further investigation required to establish quality/quantity of mineral.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site will provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
		+	<p>However given the expected size of the reserve this is likely to be a limited benefit.</p> <ul style="list-style-type: none"> <li>Restoration to heathland and possibly agriculture will offer some economic benefits.</li> <li>If open access is available on the restored land, some limited benefits due to recreational attraction and use in the wider area (i.e. riding, walking, bird watching) may be realised.</li> </ul>	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
	0	+		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	--	0	<ul style="list-style-type: none"> <li>This proposal is for a new sand and gravel extraction area north of the C2 Horton Road. Details of expected trip generation or point of access are not yet known with certainty. Existing access onto the C2 is insufficient to serve the proposed sites and would be unsafe to use. The access is very narrow, has poor forward visibility and geometry.</li> <li>There has been some discussion regarding a new access to serve this area emerging to the east of the existing access. This has been promoted in a temporary form to serve a proposed solar farm although no consent has been issued to date.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried, identifying opportunities for reducing impacts on the transport network.</li> <li>New access to be provided to the east of current access.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0		<p>Once on the C2, there are good links to the A31 to the east. The A31 can also be reached to the south along the B3072 although this would involve travelling through West Moors.</p> <ul style="list-style-type: none"> <li>Without a new, acceptable, access onto the C66 the Highways Authority would strongly object to any extraction in this location on highway safety grounds.</li> <li>If the required access improvements are provided then this objection could be removed.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	0	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>There are a number of residences within 500m, the closest being approximately 100m. Mitigation is proposed, through diverting the access road away from houses.</li> <li>Mitigation (noise attenuation and visual screening bunds) will be required but it is likely that there will still be impacts, including from lorries on the access road.</li> <li>Further assessment will be required to assess impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> </ul>
	-		<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Verwood is approximately 1 km to the north-east, and Three Legged Cross over 1km to the south-east. These settlements are unlikely to experience any visual impacts from working in the vicinity of the site.</li> <li>Lorries travelling from the site to the A31 will pass through Three Legged Cross and Ashley.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<b>Impact on Airport Safety</b> <ul style="list-style-type: none"> <li>Site is located within 13km safeguarding zone, but not proposed for wet working. No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	-	0	<b>Impact on Recreational Land</b> <ul style="list-style-type: none"> <li>Footpaths cross the site. There are signs that the former, unrestored mineral workings are used for cycling/motor cycling on an informal basis.</li> <li>This access will be lost during working, but some form of public access may be possible on restoration.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working, apart from closing the area to public access.</li> <li>Restoration to open space with public access should be considered for its benefits, but could conflict with nature conservation aspirations.</li> </ul>
	--	+	<b>Impact on Public Rights of Way</b> <ul style="list-style-type: none"> <li>The site is crossed by rights of way, including bridleways E59/15, E59/29 and E46/32 and footpath E59/33. Footpaths E59/17 and E59/30 are adjacent to site boundary.</li> <li>These rights of way will be strongly impacted by the proposed development, requiring diversion and/or screening.</li> <li>Restoration will see these routes resumed, possibly with improvements.</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of rights of way in the area, including those directly affected by the proposal, to consider whether it will be feasible/possible to carry out the necessary stoppages/diversions.</li> <li>Restoration to improve public access in the area.</li> </ul>

### Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>The River Basin Management Plan South West River Basin District identifies the Crane, the closest river, as being of 'good' ecological</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological assessment</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for</li> </ul>

<p>quality. Potential for contamination from runoff from site.</p> <ul style="list-style-type: none"> <li>• Groundwater is of vital importance in this catchment and must be protected, as it supports a significant proportion of the abstraction for public water supply and other uses, for example aquaculture.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licensed supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<p>Crane or groundwater unless silt has first been removed.</p> <ul style="list-style-type: none"> <li>• Fuel stored on site to be appropriately banded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation or recreation of surface water features provided this is feasible.</li> </ul>	<p>groundwater, is required prior to development.</p> <ul style="list-style-type: none"> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
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## Cumulative Impacts

Although the area contains deposits of sand/gravel, there is no other working proposed in the immediate vicinity. Closest site proposal is at Purple Haze, southeast of Verwood. Purple Haze is not yet operational, but is likely to become so prior to Horton Heath being developed. Existing workings in Dorset are further away, although there are some workings just across the border in Hampshire. Horton Heath will be essentially a new greenfield site.

The proposal lies within 5km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan\* May 2013, Policy VTSW4 N W Verwood – 230 dwellings. Traffic from this proposal will add to traffic on the B3081 and roads through Verwood.

\* The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"><li>• Restoration to heathland would provide habitat for protected species and improve linkages between other heathland in the area.</li><li>• Provision of aggregates required for maintenance and construction.</li><li>• Restoration to heathland will benefit Scheduled Monuments and their settings and provide a link to the historic landscape that would have previously characterised the area around this site.</li><li>• Provision of improved public access would provide public benefits.</li></ul>	<ul style="list-style-type: none"><li>• Scheduled Monuments and their settings could be affected during Preparation/Working.</li><li>• Screening vegetation will need to be retained on visual impact and nature conservation grounds.</li><li>• Noise/visual impacts on properties in the vicinity.</li><li>• Very strong impacts on informal recreation uses and statutory rights of way.</li></ul>

### AS08 – Horton Heath

This is a relatively small site with a number of constraints.

On the basis of the evidence available it does not appear that there is sufficient certainty that the impacts identified in this sustainability appraisal are currently capable of satisfactory mitigation. The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

### AS27 – Redman’s Hill

This is a more open field to the east of the Horton Heath site. It has potential for working, but there is a high level of public rights of way in the area and rights of way run along two sides of the site area.

The risks to, and impacts on, users of these rights of way are unacceptably high, so this site has not been included in the Draft Mineral Sites Plan.

## Purbeck Stone: PK08 Quarr Farm, Harman's Cross

<b>Site Name/Location:</b> PK08 Quarr Farm, Harman's Cross	<b>Nominee/Agent:</b> Symonds and Sampson	<b>Site Area:</b> approximately 3.3 ha
	<b>Local Authority:</b> Purbeck District Council	<b>Production:</b> approximately 2,000 tpa
	<b>Mineral Type:</b> Purbeck Stone	<b>Reserve:</b> approximately 96,000 tonnes

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>Greater Horseshoe Bat is known to inhabit the area close to the proposed site. Whilst it is unlikely there would be any effect on GHB which would result from quarrying at this location, information would be needed to support the allocation to demonstrate no likely significant effect.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation to be implemented.</li> </ul>
	-	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b>	<ul style="list-style-type: none"> <li>Further assessment required, including consideration of</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>If access from the main road would be via Haycraft Lane, which is recognised as a narrow lane with flower-rich verges.</li> <li>Consideration of the possible effects of vehicle movements, and any appropriate mitigation, would be required to ensure the verges are protected.</li> </ul>	<p>alternatives to Haycraft Lane for access and options for mitigation for any potential impacts.</p>
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> <li>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 ongoing interest for the study of early Cretaceous stratigraphy.</li> <li>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 ongoing interests.</li> </ul>	<ul style="list-style-type: none"> <li>Note potential for quarries to yield fossils or other material of geodiversity interest.</li> <li>Visits or other investigation of working sites may be requested.</li> <li>Investigate potential and/or benefits of leaving quarried face open after restoration.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies Secondary aquifers. No impact on Source Protection Zones. No licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</li> </ul>
	0	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Spring within 500m of site. No impacts expected on this.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is entirely in Flood Risk Zone 1, no risk of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	?	<b>Archaeology</b> <ul style="list-style-type: none"> <li>It is considered that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying.</li> <li>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 'Very Significant' to 'No Significant' impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>.</li> <li>All necessary mitigation to be implemented prior to working.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>This is a quarry set in a quarrying landscape and the nearest listed buildings are too far away to be affected.</li> <li>No significant impact expected.</li> </ul>	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	_?	0	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>This site proposal is just within the area of least landscape and visual sensitivity. The capacity of the landscape to absorb the site is moderate and it is important to ensure the northern boundary is sensitively designed e.g. relating to stockpiles to reduce impacts from across the valley side.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts will be required <u>at planning application stage</u> and all appropriate mitigation to be included.</li> <li>Northern boundary of site to be sensitively and carefully designed and worked.</li> <li>Appropriate restoration proposals in line with Landscape Management</li> </ul>
	_?	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Site proposal is expected to have a less significant adverse impact.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soils are somewhere between good to moderate to very poor. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to the supply of Purbeck Stone for Bournemouth, Dorset and Poole and all other potential markets.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
economic growth			<p>of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled.</p> <ul style="list-style-type: none"> <li>Restoration to agriculture will offer some further economic benefits through both the agriculture itself and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	--	0	<ul style="list-style-type: none"> <li>If the site is accessed via Haycraft's Lane, taking vehicles to the B3069, approximately 400m to the south or to the A351 approximately 1km to the north, this would be expected to have a 'Significant Adverse Impact'.</li> <li>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.</li> <li>The remainder of Haycraft's Lane, to the north and south, is very narrow, has limited passing opportunity and has poor forward visibility. To be</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing.</li> <li>However, on the basis of these comments it appears unlikely that the proposed</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?		<p>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> <ul style="list-style-type: none"> <li>If the site is limited to a very small number of trips as detailed above it can be assumed to have a 'Significant Adverse Impact' rating due to the poor nature of Haycraft's Lane.</li> <li>If the site is accessed southwards over adjacent land directly to the B3069, this would be expected to have much less impact and is the preferred access route.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network.</li> </ul>	<p>route will be suitable for use as a quarry access.</p> <ul style="list-style-type: none"> <li>The TA should be scoped with the Transport Development Management Team and is intended to identify opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed site can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	--	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Site has residential properties immediately adjacent to it, within 50m and further out. Screening will be required.</li> <li>Although this site has been worked in the past, this has not been for many years and its development would make it seem like a new site. It is in close proximity to a number of residences.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to facilitate public access.</li> <li>Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Closest settlements are Acton at approximately 600m south east and Langton Matravers at around 700m south/west. Site is not visible from these settlements.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Harman's Cross lies to the north, in the valley. The site will be potentially more visible from the north, which will require sensitive treatment and proper screening of the northern edge of the site.</li> <li>Traffic impacts are expected to be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>reducing impacts on the transport network.</li> <li>Visual impact assessment will also be required, as referred to above.</li> </ul>
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 22 km from airport, with no wet working or restoration.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is fenced agricultural land, used for livery purposes. No informal or formal recreational use, apart from horses.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to include considering how it might be possible to improve public access in the area.</li> </ul>
	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way cross the site or run adjacent to it.</li> </ul>	

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>Potential for contamination of controlled waters (groundwater) through spillage or seepage of pollutants such as fuel.</li> <li>Contamination of water supplies or reduction in amount of water available for licenced supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt or other pollutant has first been removed.</li> <li>Fuel stored on site to be appropriately banded and sealed to prevent any spillage from</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> </ul>

		<ul style="list-style-type: none"> <li>entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
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### Cumulative Impacts

Site is an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction.

The proposal is within 5Km (by road) of 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). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of Purbeck Stone.</li> <li>• Support for the Purbeck Stone industry and employment, both locally and wherever Purbeck Stone is exported and used, with associated economic benefits.</li> <li>• Use of the stone for heritage building works/repairs, and for new buildings.</li> <li>• Geodiversity benefits, through exposures created and fossils found.</li> <li>• Possibility of improved public access.</li> </ul>	<ul style="list-style-type: none"> <li>• There are residences in close proximity, as well as further afield. Assessment of likely impacts will be required, along with appropriate mitigation.</li> <li>• Access and traffic impacts are key issues, given that Haycraft’s Lane is very narrow and has flower rich verges. An alternative access route is likely to be the only way forward, although none is currently proposed.</li> <li>• Assessment is required to consider whether the local landscape capacity can accommodate the development and what mitigation will be required.</li> <li>• The northern edge of the site will require careful assessment, to identify how any visual impacts on the downslope area and across on the other side of the valley can be fully screened/mitigated.</li> <li>• Assessment is required to determine whether there will be any archaeology or other heritage issues, and what mitigation will be required.</li> </ul>

**Overall Recommendation:**

Assessment has flagged up archaeology, landscape/visual impact, local amenity impacts and access as key issues to be addressed as part of working this site. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

To the south of, and immediately adjacent to, the nominated site are two Wessex Water reservoirs. Water mains are connected to these reservoirs. Development of this site must ensure that there are no impacts on these reservoirs and mains. Development of this site will require liaison with Wessex Water.

Traffic access and likely impacts on Haycraft’s Lane and the road verges are particularly important. Unless it can be demonstrated to the satisfaction of the Mineral Planning Authority further work is carried out to demonstrate that Haycrafts Lane can be used with no negative impacts, it appears that some alternative route will be required.

If an alternative access route can be identified, then it is likely that the site has the potential to be worked. The site will be included in the Draft Mineral Sites Plan for the purposes of consultation, subject to alternative and suitable access being found.

Accessing this site via Haycrafts Lane is not considered appropriate. Site has not been included as a proposed allocation primarily on these grounds.

## Appendix C: Sites Not Being Taken Forward – Withdrawn or Permitted

### Aggregates: AS01 Binnegar

Site Name/Location: <b>AS01 Binnegar</b> Mineral Type: Sand	Nominee/Agent: Raymond Brown Local Authority: Purbeck District Council	Site Area: approximately 15 ha Production/reserve: 250,000 tpa; approximately 5 mt
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### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy and promote net self-sufficiency	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Dorset Heathlands SPA/SAC 300m to SE and 350m to NW. No impacts on European designations expected during working.</li> <li>Restoration to heathland and/or public open space to mitigate human pressures elsewhere would both offer benefits post-extraction.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports.</li> <li>Heathland restoration or public open space or both.</li> </ul>
	0	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area currently contains few opportunities for Annex 1 birds. No expected impacts on these during working.</li> <li>Restoration to heathland and an open habitat could make this area suitable for the birds, offering post-extraction benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports.</li> <li>Consider revision to heathland SPA boundary and facilitating restoration to heathland.</li> </ul>
	0	0	<p><b>Impact on National Designations</b></p> <ul style="list-style-type: none"> <li>No impacts expected .</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<p><b>Other protected species</b></p> <ul style="list-style-type: none"> <li>The site, and the wider area, is known to support a large population of the plant species Pennyroyal, fully protected under Schedule 8 of the Wildlife &amp; Countryside Act.</li> <li>In reality the presence of the plant is unlikely to prevent mineral working, but its population will need to be carefully managed to preserve and enhance it in the area.</li> <li>At the moment there are no known populations of other protected species, but the site could support bat roosts in trees, and reptiles in more open areas, most likely all capable of satisfactory mitigation.</li> <li>Restoration, or translocation to new areas, could offer enhanced habitats</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports.</li> <li>Careful assessment of possible risks to the Pennyroyal population and any other relevant species.</li> <li>Appropriate strategy for translocation, including preparation of alternate locations for the plant.</li> </ul>
	0	0	<p><b>Impact on local recognitions/designations, including ancient woodland and veteran trees.</b></p> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>The site does not affect Source Protection Zones and sits on a Secondary Aquifer. It is not known at this stage whether there are any licensed/unlicensed supplies in the vicinity.</li> <li>Further information will be required but these are not considered to be such serious issues as to preclude further consideration of this site.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> <li>Ponds to be assessed and, as appropriate, relocated.</li> </ul>
	-	0 +	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>There are two ponds in the north-west of the site. It is feasible that these ponds and associated species can be successfully relocated, subject to relevant assessments being carried out.</li> <li>There will be an impact on these habitats, but it is expected that in the longer term impacts will be benefits.</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>The site is in Flood Risk Zone 1 and working is not considered to constitute, or exacerbate an existing, a flood risk.</li> <li>Negligible/No impact, during working and restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	-	+	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>• Much of the site's northern boundary is defined by the line of an historic earthwork known as Battery Bank, a Scheduled Monument (1016273). This monument was probably a boundary in itself, most likely of Iron Age or Roman date, and possibly a division between grazing units. Damage to this Monument needs to be avoided and impact of any works on its setting needs to be carefully assessed.</li> <li>• A Scheduled Monument lies to the south-east of the site – 'Two Bowl Barrows on South Heath, 290m and 370m East of Binnegar Hall' (1016276). The impact of any works on its setting needs to be carefully assessed.</li> <li>• There is archaeological potential for human burials beyond the scheduled areas, although for much of the site the potential may be low since people would have used the heaths for grazing whilst living elsewhere.</li> <li>• Potentially the impact of the development would be 'Significant Adverse Impact' without appropriate mitigation, and 'Less Significant Adverse Impact' with it.</li> <li>• Since the monuments were likely originally set in an open heathland landscape, restoration of the site to open space/heathland, depending on detail of design, would offer Mild/Strong benefits to the Monuments and their settings</li> </ul>	<ul style="list-style-type: none"> <li>• Archaeological survey to determine nature and significance of non-designated remains.</li> <li>• Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>• Monuments, particularly Battery Bank, to be properly and appropriately protected during preparation/working.</li> <li>• Settings of the Monuments to be established prior to working and not to be compromised during working.</li> <li>• Restoration to heathland could benefit the settings of the Monuments.</li> </ul>
	--	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>• The site is likely to have been heathland since the Bronze Age. This would have formed the context for the scheduled barrows and perhaps Battery Bank.</li> <li>• Potentially the impact of the development would be 'Significant Adverse Impact' without appropriate mitigation, and 'Less Significant Adverse Impact' with it.</li> <li>• Restoration to heathland would provide Mild/Strong benefits, particularly in contributing to setting of the Monuments.</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration to heathland to benefit the settings of the Monuments.</li> </ul>
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>• No expected impact on Listed Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	0	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Site is currently well screened by woodland and provided sufficient vegetation is retained to maintain this screening during preparation/working, impacts are expected to be negligible.</li> <li>Restoration to open heathland has already been identified as beneficial to the historic environment.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> <li>Maintain screening woodland around edges of site.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Dorset AONB lies approximately 200m south of site, but site is heavily screened.</li> <li>Negligible impacts on designated landscapes during and after working.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain screening woodland around edges of site.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	0	0	<ul style="list-style-type: none"> <li>The site comprises primarily grassland and woodland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Heathland restoration has already been identified as important after use.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>In terms of encouraging the most efficient use of resources, this site is considered to provide a mild/strong positive impact as it constitutes an extension of an existing working. Impacts of developing this extension are expected to be relatively limited with no intensification.</li> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>
	++			

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
11. To promote the use of alternative materials.	++	0	<ul style="list-style-type: none"> <li>In order to achieve desired restoration levels it may be necessary to install an inert waste material recycling facility.</li> <li>If this is done then this will provide a strong positive benefit during working. It is expected that the recycling facility would finish when or soon after the quarry is completed and restored, giving a negligible impact during afteruse.</li> </ul>	<ul style="list-style-type: none"> <li>Developing an inert waste recycling facility will promote the use of alternative materials on-site and elsewhere.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	++	0	<ul style="list-style-type: none"> <li>Development of this site will provide a strong benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	++	0 +	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the maintenance of current employment at the minerals site adjacent to the proposed development and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>Restoration to commercial forestry could provide direct and on-going economic benefits. However, the biodiversity benefits of restoration to heathland in this area have already been noted. If open access is available on the restored land, some limited benefits due to recreational attraction and use in the wider area (i.e. walking, bird watching) may be realised.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to forestry could provide on-going economic benefits; however, restoration to open access heathland is considered preferable in biodiversity terms and could provide limited economic benefits.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	0	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some minimal negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of minimal climate change mitigation, but again these will be negligible.</li> </ul>	resilience of flora/fauna.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	+	<ul style="list-style-type: none"> <li>The proposal is an extension of an existing quarry – no intensification or other change in road transport is expected but the proposed extension will extend the life of the existing development. This can be expected to produce a mild negative impact on the transport network.</li> <li>The processing plant may be moved nearer to the quarry extension itself – if this happens, this will reduce impacts as lorries won't be crossing Puddletown Road to get to the existing plant site.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> <li>Restoration to open countryside will be positive benefit to the local environment.</li> </ul>	<ul style="list-style-type: none"> <li>Processing plant to be moved nearer to proposed extension.</li> <li>Transport Assessment to be carried, identifying opportunities for reducing impacts on the transport network.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	0	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>• Nearest property is Binnegar Hall, just over 100m to the south of the site. Site is heavily screened and downwind in prevailing winds. It is also higher in elevation. Possible impacts considered to be negligible to mild during preparation and working.</li> <li>• Other properties within 250m of site.</li> <li>• Retaining screening vegetation and use of noise attenuation bunds will minimise impacts on these receptors.</li> <li>• No impacts during Restoration/Afteruse.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain screening vegetation, particularly along southern boundary of site.</li> <li>• Construct noise attenuation bunds along southern boundary of site.</li> </ul>
	-			
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	0	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site is private land and has no recreational use. No impacts.</li> <li>• Restoration to open space with public access could be an important benefit in Restoration/Afteruse.</li> <li>• However, restoration to open space with public access could conflict with possible nature conservation uses.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required for working.</li> <li>• Restoration to open space with public access should be considered for its benefits, but could conflict with nature conservation aspirations.</li> </ul>
	0	+		

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				<ul style="list-style-type: none"> <li>Development of this site does not affect any rights of way. No impacts.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The site is located north of the Frome and south of the Piddle, and would drain towards the Frome. The River Basin Management Plan South West River Basin District identifies the Frome and the Piddle as being of 'Poor' environmental quality in this area. There is some potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Relocation of surface water features, provided this is feasible.</li> <li>• Need to consider compliance to the Restoration Plan for the River Frome and its floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating surface water features and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Cumulative Impacts

This proposal is an extension to an existing site in an area where there is other mineral working (along the Puddletown road). However, the site would not be worked until current quarrying operations at Binnegar are complete. There would be no increase in the intensity of the operation but there would be an extension of time for mineral extraction/restoration.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will add to general traffic levels in Wareham and on the A352.

Cumulative impacts are expected to be minimal and no specific mitigation is required.

**Summary.**

Key impacts and benefits are expected to include, but are not necessarily limited to, the following.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment, with accompanying benefits to the economy.</li> <li>• Provision of employment, to the benefit of local economy.</li> <li>• If inert waste is imported and processed on-site to assist in restoration, this will contribute to supply of recycled aggregate.</li> <li>• Improved public access may be possible as a part of site restoration. This could lead to reduced visitor pressure on designated heathland sites in the vicinity.</li> <li>• The proposed development is an extension to an existing quarry and as such would not lead to an intensification of development.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts on Scheduled Ancient Monuments adjacent or in vicinity. Impacts to be fully assessed and mitigated, but expected to be capable of mitigation.</li> <li>• Impacts on Pennyroyal plant on site. It is expected that these can be mitigated through translocation of affected plants.</li> <li>• Impacts on ponds on the site, but these can also be moved as required.</li> <li>• There will be some impacts associated with traffic serving the site – further assessment will be required.</li> <li>• Binnegar Hall and associated buildings lies to the south of the proposed site and could be impacted by noise or visual impacts. Such impacts are expected to be capable of mitigation.</li> </ul>

**Overall Recommendation:**

Key impacts are expected to be on the cultural heritage (Boundary Bank to the north and barrows to the south/east); ecology (the Pennyroyal plant and ponds on the site); and possibly of Binnegar Hall to the south. It is expected that these can be overcome through appropriate mitigation.

Further assessment will be required to gain a better understanding of what the impacts might be and how best to mitigate. Should this site ultimately be developed, it is expected that detailed assessment of impacts and required mitigation will be covered through the required Environmental Impact Assessment.

As an extension, development of the site is not expected to lead to intensification of impacts, but the time period of the impacts will be extended. If the processing plant is ultimately located at the site, some of these impacts (i.e. vehicles crossing the Puddletown Road) will be removed.

Planning permission has been issued for the development of this site and it therefore no longer forms part of the Bournemouth, Dorset and Poole Mineral Sites Plan site identification process



## Aggregates: AS10 Moreton Plantation

Site Name/Location: AS10 Moreton Plantation Mineral Type: Sand/Gravel		Nominee/Agent: Aggregate Industries Local Authority: Purbeck District Council	
Site Area: approximately 194 ha	Production: 500,000 tpa;	Reserve: approximately 6-7 mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	--	?	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area supports Annex 1 birds which may be functionally linked to Dorset Heathlands SPA and area is well used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands.</li> <li>There are possible hydrological effects of working the area for mineral on the European wet heaths to the south. Working this area could lead to significant risk of adverse effects on European sites.</li> <li>At the moment the area includes significant parts of the Dorset Heaths SAC, Dorset Heathlands SPA and Dorset Heathlands Ramsar; these areas must be removed from the possible allocation to have any chance of being taken forward otherwise a conclusion of adverse effects on integrity of the sites is inevitable.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Heathland restoration and public access to be created.</li> <li>Nature conservation designations to be removed from proposed development area, with appropriate boundary established.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Restoration to heathland/forestry with open access has the potential to restore these benefits.</li> </ul>	
	-	+	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area 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.</li> <li>The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Heathland restoration and public access to be created.</li> <li>Nature conservation designations to be removed from proposed development area, with appropriate boundary established.</li> </ul>
	-	+	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>In addition to comments made above, the area is likely to support rich invertebrate assemblage in existing rides contributing to maintenance of species within SSSI.</li> <li>At the moment the area includes parts of the Turnerspuddle Heaths SSSI; these areas must be removed from the possible allocation to have any chance of being taken forward as there is no case for directly damaging a nationally important site to extract sand and gravel.</li> <li>Restoration should include appropriate habitats to support invertebrates.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation.</li> <li>Restoration to include creation of invertebrate habitat.</li> <li>Areas of designation to be removed from working area, with appropriate boundary established.</li> </ul>
	-	?	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>Existing rides support significant populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles. Depending on population sizes it may be difficult to mitigate fully for effects on EPS and there is a</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<p>risk that disturbance licences could be refused by NE.</p> <ul style="list-style-type: none"> <li>• Within the proposed area is a population of the fully protected Ladybird Spider; it is extremely unlikely that permission could ever be granted that would be shown to effect the population of this great rarity.</li> <li>• Depending on population sizes it may be difficult to mitigate fully for effects on these species and there is a risk that disturbance licences could be refused by NE.</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration to include appropriate habitats for these species.</li> <li>• Further investigation into likelihood of grant of disturbance licences.</li> <li>• Ladybird Spider and its habitat not to be affected by any development.</li> </ul>
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>• No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>• Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	--	?	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>• Potential to impact on wet habitats in Turners Puddle Heath Site of Special Scientific Interest. No impact on Source Protection Zones. Overlies secondary aquifers.</li> <li>• EA concern over possible impacts of extraction on groundwater flow patterns within the site and down towards the Frome.</li> </ul>	<ul style="list-style-type: none"> <li>• Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>• Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>• Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>• Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>• Land Drainage Consent to be obtained from Dorset County</li> </ul>
	--	?	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>• There are ditches/drainage/watercourses within and around the site boundary which would be impacted by development of the site.</li> <li>• EA concern over impacts of extraction on surface water flow through the site and down towards the Frome.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				Council is works may affect flow of an ordinary watercourse.
5. To reduce flood risk and improve flood management .	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Majority of site in FRZ 1, plant proposed to be located on high ground, approximately 1 km from FRZ 2/3. Working is not considered to constitute, or exacerbate an existing, a flood risk.</li> <li>Negligible/No impact, during working and restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	-	+	<b>Archaeology</b> <ul style="list-style-type: none"> <li>A Scheduled Monument consisting of two bowl barrows on Cloud's Hill (SM33172) is situated on the north-eastern boundary of the proposed site. The setting of the monument comprises the low hill/natural mound on which the barrows are situated and the surrounding lowland area which they overlook. This area would have been heathland for much of the life of the barrow. Part of this area has already been returned to heathland and is not proposed for extraction, thereby protecting this element.</li> <li>The eastern area proposed for extraction lies south of this. It is my view that in order to visually protect the setting in its entirety this extraction area should be pulled back so as not to cross over the existing track. Overall the potential impact on the setting of the monument would be temporary, for a period of approximately one year. During this time there would be extraction activity and lorry movements south of the Scheduled Monument.</li> <li>The eastern block is proposed to be restored to heathland at a slightly lower level than existing ground levels. The permanent removal of conifers would therefore have a positive impact on the setting of Cloud's Hill.</li> <li>Positive management of the scheduled barrows could be part of the mitigation for the</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological survey to assess Monuments and establish their settings and how these can best be protected during working, as well as to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> <li>If the boundary for the eastern area is pulled back as suggested, the impacts of the development would be reduced.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			development. Archaeological potential for the remainder of the site is likely to be low since people would have used the heaths for grazing whilst living elsewhere.	Otherwise, the proposal would be considered to have a significant adverse impact.
	-	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The heathland of the site forms a major element of the setting of the scheduled barrows as discussed above.</li> <li>Unsympathetic extraction and quarrying could have a significant negative impact on the setting of these barrows, but there is the potential for an improvement in that setting through pulling back the quarry boundary and restoration to heathland.</li> <li>Archaeological assessment and evaluation will be required. When these have been undertaken archaeological impacts will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Survey to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>
	-	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>Lawrence of Arabia's 19th century cottage, which is Grade II listed, is located to the north-east of the proposed site. However the presence of Cloud's Hill and an area of protected heathland between the site and the listed building means that the site would not impact on the setting of the cottage.</li> <li>Oaker's Wood Cottage, which is also Grade II listed, lies to the north of the site on the Waddock Cross-Bovington Road. This is a thatched cottage, probably of 18th century date, set within a wooded landscape. The cottage is currently undergoing restoration and extension and the new owners have surrounded the site with a quick growing evergreen dense hedge. This has changed the character of the setting of the listed building. However skyward views of being within a woodland should remain as part of the historic character of the surrounding environment of the building.</li> <li>The proposed site would involve extraction of sand and gravel to the south of Oaker's Wood Cottage, on the other side of the road. Restoration would be at a lower level and would comprise some large bodies of water, shallow lake margins islands and reedbed over silt ponds. Due to the presence of the dense hedge and a tree belt that would be retained along the northern border of the proposed site, there would be little impact on the immediate</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to ensure adequate and appropriate screening is in place, prior to working.</li> <li>Strengthen screening of the site where needed and appropriate.</li> <li>Screening to include bunds to reduce noise impacts, where necessary.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			setting of the listed building. However, thickening of the tree belt is likely to be required to ensure that the feeling of being within a wooded landscape is not lost and to ensure that any noise disturbance is minimal.	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	--	?	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>There are major concerns regarding the significant negative landscape &amp; visual impacts this proposal would have on well used public rights of way and rural lanes as well as on the SPA/SSSIs. Parts of the area are tranquil and sensitive from a landscape and visual perspective.</li> <li>Cumulative impact may also be an issue especially when viewed from Moreton Village and other areas to the south in association with the Ministry of Defence operations.</li> <li>The integrity of the distinctive mosaic landscape is important in an area well used for recreation. There may be limited opportunity in smaller forested areas which can result in restoration to heathland to help reduce fragmentation of this habitat.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment required, to identify impacts; adequate mitigation of such impacts before and during working.</li> <li>If mitigation is not possible, a view will have to be taken as to whether a time-limited impact might be acceptable.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No expected impacts on designated landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain screening woodland around edges of site.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily heathland, grassland and woodland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils.</li> </ul>	and working and properly reinstated during restoration.
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> <li>It is possible that treated inert waste will be used in restoration of the site, but this will not directly promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	++	0	<ul style="list-style-type: none"> <li>Development of this site will provide a strong benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled.</li> <li>It is considered that this proposal will provide a strong benefit during site working.</li> <li>Restoration to commercial forestry could provide direct and on-going economic benefits. However, the biodiversity benefits of restoration to heathland in this area have already been noted.</li> <li>If open access is available on the restored land, some limited benefits due to recreational attraction and use in the wider area (i.e. walking, bird watching) may be realised.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to forestry could provide on-going economic benefits; however, restoration to open access heathland is considered preferable in biodiversity terms and could provide limited economic benefits.</li> <li>Some combination of the two may be most appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site and loss of vegetation. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
	0	+		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This is a very large new site that proposes to output 0.5 million tonnes per annum. It has been estimated that this could generate 200 trips per day. No access details have been provided but the only real option is to access the C80 that abuts the northern site boundary. There are visibility issues with providing an access on the C80 due to its vertical and horizontal alignment but there does appear to be a straight section of road where the required standards could be met. Any proposals would need to provide full details of the proposed access.</li> <li>It is expected that the site will act as a successor to the existing and past operations at Warmwell to the south although the traffic distribution is likely to be different. Traffic from the current site at Warmwell disperses to the north and south along the B3390, and to the west and east along the West Stafford by-pass and the A352. The new site would be expected to follow a similar pattern with the exception of movements to the north and east beyond the immediate area. For these movements the likely route for the new site would be the C6 rather than the B3390. This is made more likely by the poor junction layout at Waddock Cross (B3390/C80) which has limited forward visibility. There is therefore potential for increased traffic on the C6 and through Bere Regis that should be</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>addressed in detail within any Transport Assessment.</p> <ul style="list-style-type: none"> <li>An alternative option may be to provide a haul route on the north side of the C80 to enable HGV traffic to enter the B3390 on the straight section of road north of Waddock Cross. There is therefore potential for this site to come forward although there are some issues with regards to the suitability of local junctions and routes to cater for the levels of HGV traffic predicted.</li> <li>Even with this mitigation there are issues with this site access and significant negative impacts are expected.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>There are properties within 50m; others within 250m.</li> <li>However, it is considered that the site is large enough that the properties around the edges can be appropriately protected and screened.</li> <li>Development would involve mitigation (visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Moreton lies across Frome valley, approximately 600m to south-west; Bovington Camp is approximately 250 m to the south/east.</li> <li>Site is large enough that working can be screened from surrounding settlements.</li> <li>Settlements along the B3390 will experience some impacts from lorry traffic. However this site</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>proposal would not come on stream until Warmwell is finished, reducing cumulative impacts.</p> <ul style="list-style-type: none"> <li>• There may also be an impact on Bere Regis.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• Site is approximately 30km from Hurn Airport and is proposed to be restored to wetland. No impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	--	+	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site comprises dedicated access land, as part of Forestry Commission holdings. Site is very well used by the public for recreational purposes.</li> <li>• This would change during working but after restoration the site could be open to public access again. Public will be excluded during working, public access may be possible following restoration.</li> <li>• There is an issue in that users of this site might turn to European and national designated sites for recreational purposes, which this site is worked.</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration to open access land following working and improvement of access where possible and where appropriate.</li> <li>• Provision of areas for recreational use while various parts of the site are worked.</li> </ul>
	--	+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• Statutory rights of way cross the site and will need to be diverted during working. Restoration will need to re-establish and where appropriate improve these statutory rights of way.</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration and where appropriate improvement of statutory rights of way following working.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
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<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The site lies between the Frome and the Piddle, and drains into the Frome. The River Basin Management Plan South West River Basin District identifies both these rivers as being of 'poor' environmental quality. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Impacts on or removal of surface water features. Water flowing over/through the site flows into European designated wet heaths to the south and on into the Frome. This flow could be altered by working of the site. Detailed assessment needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Frome or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
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**Comments:** working of this site has the potential to significantly alter the flow of water through and over this site. This could have significant impacts on the designated wet heaths/valley mires to the south. Full hydrogeological assessment will be required.

### Cumulative Impacts

This site proposal is a new site, although it is likely to replace Warmwell quarry and so not represent intensification. There is other mineral working, both existing and proposed, in the area.

The proposal is within 5Km (by track/ road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) for 20 Ha of employment development at Dorset Green Technology Park. (Policy ELS). Traffic arising from the new employment development will also add to general traffic levels on the B3390 and A352.

In addition, traffic from the site accessing the A35 or A31 via Bere Regis would contribute to cumulative impacts in Bere Regis. Alternatively, traffic using the B3390 could contribute to cumulative effects if either of the Moreton Estate sites (AS25 and AS26) were operating simultaneously with Moreton Plantation.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Restoration to heathland would provide habitat for protected species and improve linkages between other heathland in the area.</li> <li>• Provision of aggregates required for maintenance and construction.</li> <li>• Restoration to heathland will benefit Scheduled Monuments and their settings and provide a link to the historic landscape that would have previously characterised the area around this site.</li> <li>• Possible improvement of public access, following working.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is a popular public recreation/access area and this will be lost or significantly reduced/affected during working, and altered afterwards.</li> <li>• Significant impacts on local landscape.</li> <li>• Potential impacts on historic environment, if no reduction in land to be worked to protect monuments and their settings.</li> <li>• Significant impacts on hydrology and hydrogeology.</li> <li>• Significant impacts on nature conservation interests.</li> <li>• Noise/visual impacts on properties in the vicinity.</li> </ul>

**Overall Recommendation:**

This is a relatively large site which has strong nature conservation interest, local landscape value and historic environment importance. It provides open access and is well used. Water flows through the site to feed designated European wetlands and this could be affected by development of this site. Impacts during actual working are unknown and whether these can be fully offset is also unknown. Historic environment impacts may be mitigated by appropriate standoffs. The potential impacts on hydrology are unknown at this stage.

The site would make an important contribution to the supply of aggregate in Bournemouth, Dorset and Poole. Restoration to heathland with public access should restore at least some amenity and nature conservation benefits

Further information regarding this development has been requested. Until this is provided it is impossible to give a definitive view on this site. However, it is considered that the potential impacts and the level of uncertainty are such that this site should not be relied on as a future source of aggregate for Dorset.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

This site has been withdrawn by the nominee.

## Aggregates: AS11 Parley Court, West Parley

<b>Site Name/Location:</b> AS11 Parley Court, West Parley	<b>Nominee/Agent:</b> Raymond Brown Group Ltd	<b>Site Area:</b> approximately 71 ha
<b>Mineral Type:</b> sand and gravel	<b>Local Authority:</b> Christchurch Borough Council	<b>Production:</b> 150,000 tpa;
		<b>Reserve:</b> approximately 1.3 mt

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	-	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Some of the land on the south side of the river, including the riverside path, is intended to alleviate public access pressure on other areas of European designated land in Bournemouth.</li> <li>Further assessment required to consider how this land and its use by the public could be affected by the proposed development and what appropriate mitigation might be.</li> <li>Development of this site could have negative impacts (including visual and noise) on the use of the Stour Valley Local Nature Reserve (LNR) on the other side of the river. This forms an essential part of the Stour Masterplan Project and is a key Sustainable Alternative Natural Greenspace (SANG) for heathland mitigation purposes. It contributes to deflecting pressure away from nearby heathland Special Protection Areas (SPA) and there is a concern that gravel extraction so close to the LNR/SANG will discourage public use which could put additional pressure back on the heaths.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment to determine possible impacts and whether mitigation will be possible, and what mitigation will be needed.</li> <li>This might include advance planting that would serve to screen the proposed development.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	?	+	<b>Protected species</b> <ul style="list-style-type: none"> <li>Otter has been recorded from within the proposed area and an assessment will need to be made of the implications of the development for otter, although the presence of this species is unlikely to be a serious constraint on development, and restoration proposals should be able to build in opportunities for better habitat for this species.</li> <li>Common protected reptiles may be present in the margins of the proposed area, but mitigation for such populations would be straightforward.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Further investigation into likelihood of grant of disturbance licences.</li> </ul>
	0	0	<b>Local recognitions/designations, including ancient woodland and veteran trees</b> <ul style="list-style-type: none"> <li>Not relevant to this site nomination.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-	?	<b>Groundwater</b> <ul style="list-style-type: none"> <li>Adjacent to River Stour and watercourses run through site. Environment Agency has objected, regarding significant concerns relating to biodiversity and flood risk, as this site could have a direct impact on a significant stretch of the River Stour relating to both flood risk and biodiversity issues.</li> <li>Site is not within any Source Protection Zone and overlies secondary aquifers.</li> <li>Two licensed supplies within 500m.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological/hydrogeological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the Stour is of an acceptable quality.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-	?	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Adjacent to River Stour and watercourses run through site. Environment Agency has objected, regarding significant concerns relating to biodiversity and flood risk, as this site could have a direct impact on a significant stretch of the River Stour relating to both flood risk and biodiversity issues.</li> <li>Adjacent to River Stour and watercourses run through site.</li> </ul>	<ul style="list-style-type: none"> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> <li>Any proposals would need to consider compliance to the Water Framework Directive.</li> <li>Also need consider compliance with the Moors River and Lower Stour Restoration Plan (and its floodplain), which is in development.</li> </ul>
5. To reduce flood risk and improve flood management.	?	?	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>The majority of the site is within FRZ 2/3, but the processing plant will be within FRZ 1. Site is proposed for sand and gravel extraction, with extraction allowed within functional floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Archaeological assessment and evaluation is required before an informed planning decision can be made. When these have been undertaken possible archaeological impacts will be understood.</li> </ul>	<ul style="list-style-type: none"> <li>Survey to assess possible presence and significance of non-designated remains.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Maintain/protect riverside landscape along southern edge of site.</li> <li>Strengthen screening of the site where needed and appropriate.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>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 and D depending on working and restoration methods.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0		<ul style="list-style-type: none"> <li>To the southern sector of the site, there are no listed buildings which would be impacted by the proposed extraction. However, the river landscape along this stretch of the Stour is reminiscent of 'Constable country', with vistas through willows and other trees towards the meadows. The historic pattern of drains and tree planting and boundaries is poorly understood but has created a visual result of quality.</li> <li>Retention of the tree hedges would be necessary to protect the historic landscape in the long-term.</li> </ul>	
	-	+	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The cluster of buildings which comprises Parley Court is dominated by the Parley Court Farmhouse, a Grade II listed country house. Associated with this is the now converted barn, which has lost much of its original character, and the adjacent thatched cottage. Both are also Grade II listed. The land surrounding the manor house has been created as a wedding garden area and adds to its character, creating a wide open aspect.</li> <li>The proposed site abuts the northern edge of the gardens surrounding Parley Court. Garden planting to the south-west of the group of buildings provides some screening from the northern lobe of the site. If this part of the site was for extraction only, there would be minimal impact and the site would be assessed as having 'no significant or negligible impact' but this could potentially move to a higher rating 'less significant impact' depending on noise levels.</li> <li>If the processing plant is to be located to the north of the site area, the height would create a detrimental impact (visual and audible) to the listed buildings and their setting.</li> <li>The Parley Court buildings are screened from the north-eastern lobe of the site by trees and garden planting. The proposed access directly from the B3073 would be essential to protect the approach to the Parley Court buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Plant to be appropriately located/screened to protect Parley Court listed buildings.</li> <li>Access to be kept away from the listed buildings.</li> <li>Further assessment required to ensure adequate and appropriate screening is in place, prior to working.</li> <li>Strengthen screening of the site where needed and appropriate.</li> <li>Restoration to improve setting of the listed buildings where appropriate.</li> </ul>
7. To maintain, conserve and enhance the landscape, including	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Much of the site is screened by trees along the river side although there are gaps which will allow views into the site from the opposite side of the river.</li> </ul>	<ul style="list-style-type: none"> <li>Full assessment of landscape and visual impacts required.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
townscape, seascape and the coast.	---		<ul style="list-style-type: none"> <li>Further assessment is required to consider the extent of these impacts on surrounding land, including the adjacent housing areas to the south and the Stour Valley Way, and options for minimising these impacts to an acceptable level.</li> <li>This may mean the provision of a wide buffer zone along the river corridor. It is important to ensure that restoration maximises opportunities to increase informal recreation/public space in the Stour Valley and to create links to existing public rights of way.</li> </ul>	<ul style="list-style-type: none"> <li>Identified impacts to be mitigated in most appropriate manner.</li> <li>Restoration to seek to increase public access/informal recreation in the Stour Valley.</li> </ul>
	0	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Majority of the land to be worked is identified as poor, although there is some very good land to the north. Working the site will have impacts on this soil.</li> <li>The site is proposed for restoration to agriculture, and existing soils will be protected and reused.</li> <li>Restoration will return the land to original ground levels, and will restore the quality of the land.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> <li>Restoration to include agricultural land and to seek some public access as well.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> <li>However there are a number of issues to be addressed in the working/restoration of the site.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration and mitigate where appropriate relevant impacts.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
11. To promote the use of alternative materials.	++	0	<ul style="list-style-type: none"> <li>In order to achieve desired restoration levels it may be necessary to install an inert waste material recycling facility.</li> <li>If this is done then this will provide a strong positive benefit during working. It is expected that the recycling facility would finish when or soon after the quarry is completed and restored, giving a negligible impact during afteruse.</li> </ul>	<ul style="list-style-type: none"> <li>Developing an inert waste recycling facility will promote the use of alternative materials on-site and elsewhere.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site will provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Ensure flood water is able to flow onto the site.</li> <li>Implement restoration which provides appropriate habitats to</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	+		<p>impacts and their possible mitigation for any proposed minerals development.</p> <ul style="list-style-type: none"> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>The majority of the site floods during times of sustained rainfall, giving the flood waters a place to run on to and slowing the speed of the water run-off. When excavated, these benefits will continue and will be increased, assisting in mitigating climate change impacts.</li> </ul>	help to increase resilience of flora/fauna.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This is a large new site and traffic estimations have been given as 63 trips per day rising to 150 later in the life of the site. No details of intended points of access have been provided however, there is only one existing option along Parley Green Lane which emerges onto the B3073 at two points. To the north of the site Parley Green Lane emerges onto the Parley Lane at a point directly opposite the entrance to Portfield School. There is an obvious conflict of movement here, especially given the high traffic flow along Parley Lane. To the east of</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<p>the site Parley Green Lane emerges on Parley Lane to the south of Bournemouth Airport.</p> <ul style="list-style-type: none"> <li>• While there is no conflict with other junctions here, there are a large number of other users on this section of Parley Green Lane with the golf course, manor house and equestrian centre. The existing junction here is a simple priority junction and has no right turn lane and has significant numbers of accidents related to turning movements.</li> <li>• Neither access option is suitable for the proposed use in its current form. Given the conflict of movements with the school at the northern access it may be that an improvement of the existing junction to the south of the Airport is a better option. Any Transport Assessment submitted along with this proposal must deal with these access issues and propose suitable junction improvements to cater for the proposed quarry traffic.</li> <li>• The B3073 Parley Lane is also 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. This site will impact upon the capacity and operation of Parley Lane and the Highway Authority will seek to secure contributions towards a package of schemes proposed to ease existing and expected congestion.</li> <li>• Any proposal will also need to look at vehicle routing, avoiding trips through residential areas of Ferndown to the west of the site where possible. There is currently no suitable access for the proposed extraction site which emerges directly onto a road which has significant congestion problems. The site has therefore been given a 'significant adverse impact' rating. Should a suitable access and mitigation towards improvements to Parley Lane be provided, there are good connections with the strategic network and potentially little impact on existing settlements. The site could therefore achieve a 'less significant adverse impact' rating.</li> <li>• Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>• Transport Assessment will identify opportunities for reducing impacts on the transport network.</li> <li>• Acceptable access onto B3073, with relevant mitigation/improvement, to be identified.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	+	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Commercial and residential properties adjacent and within 50m to the north – these are already screened and can be screened further.</li> <li>Properties in Muscliffe and other areas within 100m and beyond to the south. Part of site is overlooked by properties in Granby Road, Muscliffe.</li> <li>Views through screening trees of the site from path along river.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Potential impacts on users of the Local Nature Reserve across the river from the site.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment and provision of appropriate mitigation, such as further tree planting, where possible; no bunding will be permitted in floodplain.</li> </ul>
	-	+	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Muscliffe to the south is the closest settlement, adjacent and across the river. Mostly screened, or partly screened – although some properties overlook the south-western part off the site.</li> <li>Parley Cross lies to north-west and East Parley to the north. No visual impacts are expected on these sites.</li> <li>There will be some level of traffic impacts from site traffic. This is discussed further above.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.</li> <li>Visual impacts assessment will identify potential impacts and necessary mitigation.</li> <li>Bunding will not be possible in the flood plain, and housing in Muscliffe is raised up above level of the site, making screening difficult to achieve.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• Site is very close to airport.</li> <li>• It will need to be developed, worked and restored in a way that will avoid any birdstrike or other hazards and the airport will be consulted on air safety issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Airport to be consulted on all aspects of the site development and restoration.</li> <li>• All necessary mitigation to be implemented.</li> </ul>
18. To enable safe access to countryside and open spaces.	-	+	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site is private land, used for agriculture, horse grazing and other recreational use such as shooting. There is no public access onto the land.</li> <li>• Development for minerals will impact on these uses, although this will only be temporary. These uses can be restored after mineral working.</li> <li>• No formal/informal recreation on the site. Potential impacts on users of the Local Nature Reserve across the river from the site.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required for working.</li> <li>• Restoration to include some aspect of public access.</li> </ul>
	-	+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• No rights of way across site, rights of way adjacent to site boundary at two points. May require screening.</li> <li>• Potential impacts on users of the Local Nature Reserve across the river from the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of impacts, with appropriate mitigation identified.</li> <li>• Restoration to improve public access in the area.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Stour as being of 'poor' environmental quality. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Site is adjacent to the Stour. Assessment is required to demonstrate no hydrogeological connectivity with the Stour.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Stour or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Cumulative Impacts

Proposed site is a new site and depending on the timing of its development could represent an intensification. There is an existing quarry in close proximity along with aggregate deposits in the area and further proposals for future working.

There are existing waste management facilities in the area and the potential for future development at the Airport. 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.

The proposal lies within 5Km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan<sup>15</sup> 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.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction.</li> <li>• If public access can be improved this would provide public benefits.</li> <li>• There is potential for this land to offset pressures on Natura 2000 land elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>• Noise/visual impacts on properties in the vicinity, particularly properties to the south in Muscliffe.</li> <li>• Potential impacts on users of the Local Nature Reserve across the river from the site, with resultant reduction in effectiveness of the Sustainable Alternative Natural Greenspace</li> <li>• Increased traffic/new junction on B3073, possible cumulative impacts with other sites in vicinity.</li> <li>• Potential impacts on Stour – hydrology, hydrogeology and biodiversity.</li> <li>• Potential impacts on airport.</li> </ul>

**Overall Recommendation:**

This site, if developed, would be a new site. It offers the benefits of contributing to the aggregate supply for Bournemouth, Dorset and Poole and its restoration may offer benefits of increased public access in the Stour valley.

However its development may lead to hydrological and ecological impacts on the Stour; further assessment is required. The fact that there will be a significant buffer along the river edge minimises potential impacts.

There will be time-limited local visual impacts, particularly on some of the housing in Muscliff to the south and also from users of the path running along the south side of the Stour. These are difficult/impossible to mitigate as the land on the south side of the river is raised above the level of the site and no bunding will be allowed in the floodplain.

Cumulative impacts, particularly related to traffic levels, will need to be addressed if the site is working at the same time as the Hurn Court Farm site to the east.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

This site has been withdrawn by the agent.

<sup>15</sup> The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

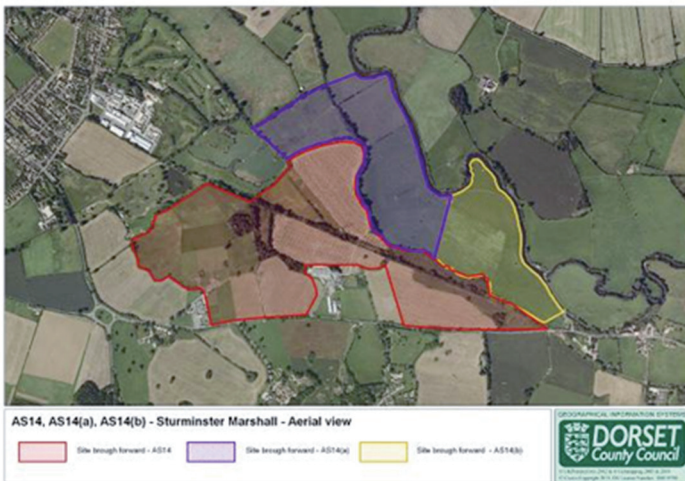


## Aggregates: AS14 Sturminster Marshall

Site Name/Location: AS14 Sturminster Marshall Mineral Type: Sand and gravel		Nominee/Agent: None Local Authority: East Dorset District Council	
Site Area: approximately 70 ha	Production: 200,000 tpa;	Reserve: approximately 3 mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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**N.B.: For information, this Sustainability Appraisal covers the entire area shown in the map. Smaller areas have also more recently been nominated for consideration, but have not been separately assessed.**

### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
2. To maintain, conserve and enhance biodiversity	0	++	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Extraction from this site could facilitate restoration to open ground including public open space for informal recreation to mitigate against effects of human pressures on the heaths.</li> </ul>	<ul style="list-style-type: none"> <li>If site is developed ensure that restoration includes land for public access/recreation.</li> </ul>
	0	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>No impacts expected .</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>No impacts expected .</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	-	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>It is possible that there are common protected reptile populations around the existing field margins and along the old railway line, and possibly also Dormouse in hedgerows and the SNCI.</li> <li>If any of these populations would be affected, mitigation would likely be straightforward.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> </ul>
	-	+	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>Henbury Farm Wood SNCI falls within AS14; this woodland is included within the ancient woodland inventory and its conservation within any development would be a high priority.</li> <li>There are likely to be other features of ecological interest, including veteran trees and species-rich hedgerows, within the larger area proposed for extraction which would require investigation and impact assessment.</li> </ul>	<ul style="list-style-type: none"> <li>All necessary surveys and assessment to be carried out with negative impacts mitigated as appropriate.</li> <li>Restoration to include creation/re-creation of habitat, where appropriate.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation	
	P/W	R/A			
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0		<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Approximately 50% of site is within Source Protection Zone 1. Environment Agency has objected to the site regarding possible groundwater impacts – they also have concerns in relation to water resources and flood risk issues.</li> <li>Any proposals would need to comply with the Water Framework Directive.</li> <li>Environment Agency notes that as the site is within SPZ1 they will normally object in principle to any planning application for a development that may physically disturb an aquifer.</li> <li>The site is situated on alluvial deposits of sands, gravels and clays, overlying chalk bedrock. The alluvial deposits are classified as a Secondary Aquifer whilst the chalk is classified as a Principal Aquifer. Half of the site is located within Source Protection Zone 1 (SPZ1) for the Corfe Mullen Public Water Supply (PWS) source. Given the sensitivity of this site it is imperative that any proposed development is subject to suitable risk assessment.</li> <li>Any development would therefore need to demonstrate hydrogeological separation from the public supply.</li> <li>This proposal potentially constitutes a very significant adverse impact, but this could be improved if it can be demonstrated that the site is hydraulically separate from the aquifer supplying the boreholes.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels and/or monitor private water supplies.</li> <li>Alternative arrangements should be in place in case of a reduction in supply.</li> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Detailed pollution prevention management plan detailing best practices to minimise pollution incidents, as well as measures that will be taken should a pollution event occur.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>	
		0			
		---			
		0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Ponds on/near site.</li> <li>Need to consider compliance to the Moors River and Lower Stour Restoration Plan (and its floodplain).</li> </ul>		
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Part of original site and all of extension within FRZs 2&amp;3. Significant area within which to site plant, in FRZ 1.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Site is prone to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	+	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>Various archaeological finds have been recorded on and around the site, indicating a high potential for below-ground archaeological remains. There is also potential for earthworks and structures associated with watermeadow systems and for industrial archaeological remains relating to the former railway line that crossed the site.</li> <li>The presence of below-ground archaeological remains and the other features mentioned above needs to be assessed and evaluated 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 Very Significant to No Significant impact</li> <li>Archaeological assessment and evaluation will be required. When these have been undertaken archaeological impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> <li>Development not to impact on White Mill Bridge and other buildings.</li> </ul>
	-	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site lies in the valley of the river Stour, which is relatively broad and flat-bottomed in this area. Such a location was formerly favoured for watermeadow systems.</li> <li>Archaeological assessment, as described above, is required to properly understand potential impacts on such remains and to determine what mitigation may be required.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>Henbury Hall is well screened from the proposed site. The position of the treatment plant is close to the landscape associated with the Hall but would be well screened by a large clump of trees in front of the Hall. The Hall does not have a recognised park or garden of historic value but does have an immediate landscape similar to planned parkland landscapes of the late 18th century and an offset approach avenue of reasonably mature trees. The</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>setting of this building is not adversely impacted by the proposals.</p> <ul style="list-style-type: none"> <li>The Sturminster Marshall conservation area and all the listed buildings in Sturminster Marshall are well screened from the proposed site and therefore their setting is not adversely affected by the proposals.</li> </ul> <p><u>AS14 (a) Sturminster Marshall northern extension:</u></p> <ul style="list-style-type: none"> <li>The original proposal was to extract aggregate to a point close to and fully visible from White Mill Bridge. This has been revised and proposed extraction pulled away to a point where it is not visible from the bridge, removing this impact.</li> <li>The proposals for the restoration of the original site have a very artificial quality and would benefit from either professional landscape advice and or the input of a creative artist specialising in land-forming artwork.</li> </ul>	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Retention and management of existing landscape features is important. It is considered that this area has important potential as future accessible open land associated with the Stour Valley Green Infrastructure initiative.</li> <li>If site is developed, restoration can contribute to this end.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; adequate mitigation of such impacts before and during working.</li> <li>If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> <li>Maintain screening woodland around edges of site.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>No significant impact/negligible.</li> </ul>	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Soil quality ranges from poor to very good. Working the site will have impacts on this soil.</li> <li>Proposed restoration is to wetland/lakes. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used.</li> <li>Soils will be protected during working and restoration could bring agricultural land back into production.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials and given the sensitivities associated with the nearby borehole extraction, waste is unlikely to be used in restoration.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Restoration to agriculture with some element of public access will, if achieved, offer some economic benefits through both the agriculture and the recreational attraction and use in the wider area (i.e. riding, walking).</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to form a view as to what the most appropriate restoration could be.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	--	0	<ul style="list-style-type: none"> <li>This is a large site on the north side of the A31T with an estimated annual output of 200,000 tonnes. While no estimation of HGV trip rates has been given it could be in the region of 80 per day. No details have been given regarding the point of access to the site although it does have a long frontage with the A31T.</li> <li>The Highways Agency have previously raised significant concerns over this proposal both in safety terms and with regards to impact on the A31/A350 roundabout. Any access along this section of the A31T is unlikely to be acceptable</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>for safety reasons due to the alignment of the road and traffic volumes. The Highways Agency will need to be consulted regarding any proposals at this site.</p> <ul style="list-style-type: none"> <li>The only other adjacent carriageway is Moor Lane which travels northbound to Sturminster Marshall. Moor Lane itself is very narrow, has few passing places and serves some dwellings close to its junction with the High Street. The High Street itself is narrow and has significant numbers of parked cars. The main entrance to the local first school is also just south of the junction of Moor Lane and the High Street. Vehicles would then also have to pass along Station Road, a residential street with many parked cars and a well-used local shop. This route is therefore not considered to be suitable for the large numbers of heavy vehicles and any proposal along those lines would be strongly objected to by the Highway Authority.</li> <li>The only other option would be to create a haul route to the A350 north of the A31 roundabout. There is however, no indication that this is achievable and the Highways Agency may still have issues at the A31 roundabout to the south.</li> <li>For the above reasons the site has been given a 'Very Significant Adverse Impact'.</li> <li>Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network, but it is not clear how they could overcome these issues raised.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Even with all the required assessment it is not clear how the objections could be overcome.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>A number of residences/businesses in close proximity to proposed development; village of Sturminster Marshall within 500m, industrial estate even closer.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Screening, bunding, standoffs will mitigate impacts to some extent.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Village of Sturminster Marshall within 500m, industrial estate even closer. Mitigation will be required – visual/noise attenuation bunds.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 13km from airport and proposed for wetland restoration.</li> <li>It will be developed, worked and restored in a way that will avoid any birdstrike or other hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Airport to be consulted on all aspects of the site development and restoration.</li> <li>All necessary mitigation to be implemented.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	+	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>No formal/informal recreation within the site; fishing lakes and golf course adjacent to site.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Restoration to include public access, preferably improved levels of public access.</li> </ul>
	-	+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>The Wareham Forest Way, a way-marked long distance path, crosses the site.</li> <li>Removing this link permanently would be a significant impact. Removing it temporarily would also constitute an impact, albeit time-limited.</li> <li>Proposed restoration includes maintaining this link as well as adding further public access across restored land, a positive benefit.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Stour as being of 'Moderate' environmental quality in this area. Potential for contamination from runoff from site.</li> <li>• Potential for contamination or some other impact on nearby borehole extraction point.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Stour or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment, including risk assessment on potential impacts on borehole.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Cumulative Impacts

- Site is a new proposal in an area where there is other mineral working.
- The proposal lies within 5Km of a site allocated for development in the Christchurch and East Dorset Consolidated Plan<sup>16</sup> May 2013, Policy CM1 Lockyer's School, Corfe Mullen – 250 dwellings. Traffic from this development will add to traffic levels on the A31.

<sup>16</sup> The Consolidated Plan is an amalgamation of the Christchurch and East Dorset Core Strategy Pre submission draft April 2012 and the Christchurch and East Dorset Schedule of Proposed Changes November 2012.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment.</li> <li>• Restoration could include some increased public access.</li> <li>• Restoration could include benefits for nature conservation, including reducing visitor impacts on designated heathlands.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential impacts on biodiversity. To be assessed but should be capable of mitigation.</li> <li>• Unacceptable hydrological/hydrogeological impacts, on River Stour and the Corfe Mullen Public Water Supply.</li> <li>• Significant transport impacts relating to gaining satisfactory access to site, and from site to A31. Full Transport Assessment required.</li> <li>• Possible impacts on archaeology – to be fully assessed and not expected to restrict development. All necessary mitigation to be implemented.</li> <li>• Possible impacts on airport to be considered and site to be developed and restored in a way that does not have any impact on airport.</li> <li>• Site is large enough that visual impacts on surrounding properties are expected to be capable of mitigation.</li> <li>• Potential impacts on amenity, including residences and the village of Sturminster Marshall.</li> <li>• Impacts on access – the Wareham Forest Way crosses the site.</li> </ul>

### Overall Recommendation:

Having considered the likely positive and negative impacts as indicated by the sustainability appraisal, it is considered that there are currently two key impacts that may not be capable of mitigation, or mitigation includes unacceptable risks. These are:

- i. The issue of gaining satisfactory access to the site for lorries.
- ii. The issue of potential risk/threat to the Corfe Mullen Public Water Supply source would require the development to demonstrate hydrogeological separation from the public supply. A detailed hydrogeological study with risk assessment would be required. Although it may be possible to demonstrate hydrogeological separation, the risk of an event causing contamination of the public water supply still exists and is considered at this time to be unacceptable.

On the basis of the evidence available the nominated site appears to be subject to significant constraints not currently capable of satisfactory mitigation and cannot be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan at the present time unless exceptional circumstances (not currently present) arise.

The benefits of developing this site are not considered to outweigh the impacts of working here.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

## Aggregates: AS20 Came Home Farm

Site Name/Location: AS20 Came Home Farm Mineral Type: Sand and gravel		Nominee/Agent: Came Estate / Land and Mineral Management Local Authority: West Dorset District Council	
Site Area: approximately 10 ha	Production: 50,000 tpa;	Reserve: approximately 400,000 tonnes	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	0	0	<b>European/International Designations</b> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>Annex 1 Bird Species</b> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	0	0	<b>National Designations</b> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
	?	0	<b>Protected species</b> <ul style="list-style-type: none"> <li>South Winterbourne known to support significant population of Water Vole. Assessment of effects of extraction on this species will be necessary. Otter likely to use river valley as well.</li> <li>Mitigation for presence of these species is very likely to be achievable.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>• Winterbournes are rare chalk streams which are groundwater fed and only flow at certain times of year as groundwater levels in the aquifer fluctuate. They support a range of specialist wildlife adapted to this unusual flow regime, including a number of rare or scarce invertebrates, otter and water vole.</li> <li>• Invertebrate sampling carried out confirmed the site has supported <i>Paraleptophlebia wernerii</i>, a rare mayfly which is a Red Data Book 3 species. <i>Simulium latipes</i>, a regionally notable blackfly species, was also recorded. This stretch of winterbourne had a high conservation value.</li> <li>• The South Winterbourne is a priority habitat (Rivers/chalkstreams) under the European Habitats Directive and UK Biodiversity Action Plan.</li> <li>• The South Winterbourne within the proposed area has been subject to significant biodiversity enhancement works. Extraction could adversely affect the public and private investment in biodiversity gain.</li> <li>• Any loss to this gain would need to be fully compensated elsewhere along the South Winterbourne.</li> <li>• Adjacent SNCI recognised for lichen interest on parkland trees. Assessment of peripheral trees around proposed area for lichen and bryophyte interest would be required.</li> <li>• Consider establishment of parkland type landscape within restoration plans.</li> </ul>	<ul style="list-style-type: none"> <li>• All necessary surveys and assessment to be carried out with negative impacts to be identified and mitigated as appropriate.</li> <li>• Restoration to include creation/re-creation of habitat, where appropriate.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>• Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	-		<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Potential to impact on South Winterbourne Stream. Site is in a groundwater Source Protection Zone 2. Site overlies a Principal (Bedrock) Aquifer.</li> <li>Hydrological Risk Assessment would be required.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment on possible impacts on water supplies and appropriate mitigation if potential impacts identified.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Detailed pollution prevention management plan detailing best practices to minimise pollution incidents, as well as measures that will be taken should a pollution event occur.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the winterbourne is of an acceptable quality.</li> </ul>
	---	?		
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>A significant proportion of the site falls within Flood Zone 2 and 3.</li> <li>Site is proposed for sand and gravel extraction, which is permitted in the functional floodplain.</li> <li>Processing plant far removed and on FRZ 1.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>• Aerial photographic evidence in the Dorset Historic Environment Record showed, at one time, a complex of earthworks of a watermeadow system on the site.</li> <li>• However, although the ground surface in the area of the site is somewhat uneven, there are no clear traces of watermeadow earthworks. This is probably the result of ploughing at some time, which has largely or wholly obliterated the features recorded in the Dorset Historic Environment Record in this area.</li> <li>• Archaeological assessment and evaluation will be required to indicate potential impacts on this system and on any other below-ground archaeological remains.</li> <li>• When these have been undertaken archaeological impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>• Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>• All necessary mitigation to be implemented.</li> <li>• Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>• Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	?	0	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>• The site lies in the bottom of the valley of the south Winterbourne, a tributary of the river Frome, which it joins nearby at West Stafford. This section of the south Winterbourne, like much of the Frome in this vicinity, contains an extensive series of watermeadow earthworks. These probably date from the 18th and 19th centuries, and were a method of fertilising the land and enabling an earlier growth of grass that allowed stock to graze much earlier in the year.</li> <li>• Assessment and evaluation will be required and when these have been undertaken impacts on the historic landscape, if any, will be better understood.</li> <li>• The impact will vary depending on the quality and extent of survival of these earthworks.</li> </ul>	
	-	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>• With respect to Came Home Farm AS20 the minerals extraction itself is not significant but the proposal to potentially route lorries through the gateway adjacent to the Grade II listed Lodge Gate to Came Park is much more significant having an effect on the setting of a group of listed buildings including the Grade I Came House, Grade I Parish Church of St Peter, Grade II Barnes Monument in Came Churchyard, Grade II</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>Old Came Rectory and the Grade II stables building.</p> <ul style="list-style-type: none"> <li>• Came House, the church and the stables together with the Barnes monument all sit within Came Park whose entrance is through the traditional gate and Lodge Gatehouse. The Park also includes a deserted village which is a scheduled monument. The quiet countrified access through the Lodge Gate has historical value as part of the setting of these monuments but also for its association with the Dorset dialect poet William Barnes. He was rector of Came Church, lived in Came Rectory and famously walked along the road into the Park to deliver Services every Sunday.</li> <li>• The impact on this countrified, semi-idyllic assembled group of related structures would be significant and adverse losing a quality of relationship that has been there for a very long time.</li> <li>• There would be a Significant Adverse Impact if lorries are routed out of Came Farm, through the Park and out past the Lodge . If a way of dealing with the traffic that does not involve spoiling the setting of this Lodge and thus of the related structures can be identified then the impact would be significantly reduced.</li> </ul>	option of crossing the road and turning left past the Lodge.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.			<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>• Open rural countryside where development would have a significant adverse impact on the estate landscape and visual character as well as on the amenity of road, footpath/bridleway users.</li> <li>• Restoration to primarily open water would be a new feature to the local landscape which does not have any ponds/lakes.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape and visual impact assessment to identify impacts and to assess whether these impacts are capable of appropriate and satisfactory mitigation, before and during working.</li> <li>• If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</li> <li>• If the site is developed, appropriate restoration proposals in line with Landscape Management</li> </ul>
			<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>• Adjacent to the Dorset AONB boundary so will impact on its setting.</li> <li>• Further assessment required to assess extent of impact and options for mitigation.</li> </ul>	



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				Guidelines referred to in Minerals Strategy will be required.
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>Agricultural soils are good to moderate and working the site will have impacts on this soil. Soils will be protected during working.</li> <li>Proposed restoration is primarily to open water as a fishing/nature conservation lake.</li> <li>Soils to be protected and either re-used on site or used elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site or elsewhere after working.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development.</li> <li>Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Restoration to a recreational use (fishing lake) will, if achieved, offer on-going economic benefits through the recreational attraction.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required regarding the suitability of a fishing lake/water body restoration in this location.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing the site as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>While the site abuts the A352, there would be likely to be strong highway objections to any access here due to the horizontal and vertical alignment of the carriageway at this point.</li> <li>However, if the workings were accessed from the West Stafford Bypass, there may be a solution subject to any required improvements to that access.</li> <li>The Transport Development Management Team should be contacted to discuss any Transport Assessment prior to submission of a planning application. This document should also consider Highways Agency concerns with regards to movements to the A35T.</li> <li>As access possibilities onto the A352 are very restricted the site, as proposed, has been given a rating of 'Very Significant Adverse Impact'. However, should the alternative access identified above (or some other acceptable option) be provided then the rating would be 'Less Significant Adverse Impact'.</li> <li>This site would require a full Transport Assessment were it to be submitted as a planning application. Any TA should initially be scoped with the Transport Development Management Team. It would also need to consider the Highways Agency concerns with regards to movements to the A35T.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Alternative options to be investigated.</li> </ul>
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	0	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>• Came Home Farm lies within 100m. However, the site is screened from the farm, and the screening can be increased.</li> <li>• Other properties within 500m. Site is already screened, and further screening (visual and noise attenuation bunding) would significantly limit the impact of the site working.</li> <li>• Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>• Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>• Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network with specific reference to traffic impacts on Broadmayne.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>• Dorchester approximately 800m to north west, West Stafford approximately 900m to north. No intervisibility, the site is on the valley bottom and well screened.</li> <li>• Potential for more of an impact on Broadmayne if lorries turn left out of the site to take material to Masters Pit on Puddletown Road for processing.</li> </ul>	
	?		<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>• Site is approximately 40km from the airport, no impact expected.</li> </ul>	
18. To enable safe access to countryside and open spaces.	0	?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>• Site is agricultural land and not used for formal/informal recreation.</li> <li>• Restoration will be to a recreational use, a commercial fishing lake.</li> </ul>	<ul style="list-style-type: none"> <li>• Further assessment required regarding the impacts, visual and otherwise, of including a fishing lake in this area.</li> <li>• Assessment of impacts required, with appropriate mitigation identified – including whether it is acceptable for the time-limited impacts on the footpath of</li> </ul>
	-	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>• No rights of way cross the site, but footpath runs along south eastern boundary and another one touches eastern corner of site.</li> <li>• Footpath to south of site overlooks the site and as it ascends hill cannot realistically be screened.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
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## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>Watercourses</li> <li>Ponds/lakes, including wet habitats</li> <li>Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>There is a potential for contamination of the Winterbourne, and therefore the Frome, from runoff from site. The River Basin Management Plan South West River Basin District identifies the Frome as being of 'Poor' environmental quality in this area.</li> <li>Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Winterbourne or the Frome or groundwater unless any silt has first been removed.</li> <li>Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Full hydrogeological risk assessment</li> <li>Flood Risk Assessment</li> <li>Water Framework Assessment</li> <li>Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Cumulative Impacts

Site is a new development in an area where there is already mineral development. Visually there will not be any cumulative impacts, but lorries will have impacts particularly where they turn left and head towards Broadmayne.

The proposal is within 5Km of sites of St Georges Road, Dorchester allocated in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013), (Policies DOR 7, DOR 8 and DOR 9) for residential (approx 150 dwellings in total) and /or employment development. Traffic arising from the new development will also add to general traffic levels in Dorchester and on the A352.



**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment.</li> <li>• Restoration could include some increased and improved public access and will include a fishing lake.</li> </ul>	<ul style="list-style-type: none"> <li>• Visual impacts, from the adjacent AONB and from the footpath going up a hill to the south of the site. Since the site is at the bottom of a valley it is lower than both these viewpoints and lower than the road that runs west and south of it. It is not clear how these impacts will be mitigated.</li> <li>• It is not clear how the proposed restoration will be achieved.</li> <li>• A number of hydrological and nature conservation related impacts have been identified, from impacts on wildlife to impacts on the winterbourne flow to hydrological impacts. Further work, including a year's worth of groundwater monitoring, will be required.</li> <li>• There are potentially serious transportation constraints, with safety issues for vehicles entering and leaving the site. Further work required to determine possible mitigation.</li> <li>• There are impacts on landscape, both in terms of impacts on the AONB and the capacity of the local landscape to absorb the significant changes proposed.</li> <li>• Potential heritage issues, including archaeology, historic landscapes and historic buildings.</li> </ul>

**Overall Recommendation:**

This is a relatively small site which presents a series of potential impacts for which, in some cases, no mitigation has currently been identified.

On the basis of the evidence available it does not appear that there is sufficient certainty that the impacts identified in this sustainability appraisal are currently capable of satisfactory mitigation. The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

Site has been withdrawn by agent.

## Aggregates: AS22 Trigon Hill Extension

Site Name/Location: <b>AS22 Trigon Hill Extension</b>		Nominee/Agent: Imerys	
Mineral Type: Sand/Gravel (overlying Ball Clay)		Local Authority: Purbeck District Council	
Site Area: approximately 27 ha	Production: up to 50,000 tpa;	Reserve: approximately 260,000 tonnes	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	?	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area lies just to the south of an area of European heathland. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area.</li> <li>In order to be acceptable the development proposal would have to pass the tests in the Habitats Regulations.</li> <li>In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access to be created.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area could support Annex 1 birds as part of the existing forestry crop rotation. Clearance of trees would be likely to result in heathland regeneration and the open habitat would rapidly become suitable for more Annex 1 birds.</li> <li>The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access to be created.</li> </ul>
	?	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area lies just to the south of an area of Morden Bog and Hyde Heath SSSI. At this stage, without detailed analysis of possible impacts, it is not clear whether there would be any likely significant effect of mineral working on the designated area.</li> <li>In principle it should be possible to avoid effects on the designated sites through an appropriate stand-off from the development.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation.</li> <li>Restoration to include creation of invertebrate habitat.</li> </ul>
	?	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>There are numerous bat records from Trigon Hill Plantation suggesting the plantation or trees in the area may provide important roosting habitats; assessment will be required to understand the implications of removal of the plantation on bats.</li> <li>A large badger sett is also known in the plantation and the effects of working on this species would also require assessment.</li> <li>It is difficult to assess whether mitigation on bats or badger would be acceptable without detailed study on population sizes and locations.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Further investigation into likelihood of grant of disturbance licences.</li> </ul>
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No likely effects identified.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<b>Groundwater</b> <ul style="list-style-type: none"> <li>No impact on any Source Protection Zones. Site overlies a Secondary Aquifer.</li> <li>Possible implications of adjacent landfill, including leachate migration to be considered/assessed.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	-	0	<b>Surface Water</b> <ul style="list-style-type: none"> <li>Watercourse within the site boundary. There appears to be a pond close to the northern edge of the site and other ponds in vicinity.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>The number of prehistoric barrows in the area in particular indicates that the site has archaeological potential.</li> <li>Archaeological assessment and evaluation is required. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from Very Significant to No Significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented. Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> </ul>
	?	0	<b>Historic Landscapes</b>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
other locally distinctive features and their settings).			<ul style="list-style-type: none"> <li>Historically much or all of this site would have been heathland. This heathland formed part of the setting of the barrows in the area.</li> <li>Unsympathetic extraction and quarrying could have a negative impact on the setting of these Monuments, but there is the potential for an improvement in that setting through restoration to heathland.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	<ul style="list-style-type: none"> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>Belts of trees separate Trigon House, which is the nearest listed building to the site. Therefore the site has negligible impact on the listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Potential to impact adversely on the open access land to the west and north west. Due to its position on the west slopes of the hillside its sensitivity is increased and its capacity to absorb development is significantly reduced.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required.</li> <li>All appropriate mitigation to be included.</li> <li>Restoration to consider increasing public access/informal recreation and to include nature conservation interests.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> </ul>
	--		0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily heathland, grassland and woodland cover. The area is a former</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
enhance soil quality.			<p>heathland area and so would be expected to have relatively poor, acidic soils.</p> <ul style="list-style-type: none"> <li>• Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> <li>• If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils with their seedbank.</li> </ul>	<p>potential for heathland restoration.</p> <ul style="list-style-type: none"> <li>• Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>• The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>• No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>• This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>• No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>• Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>• Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>• Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>• This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of ball clay and aggregate minerals required for the maintenance of built environment and for new built development and for commercial/industrial uses.</li> <li>• Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>• Proposed restoration is to heathland/agriculture, both of which offer economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>• Further assessment required to consider restoration options.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> <li>This proposal is for an extension to existing extraction at Trigon Hill. This is an established site with a good access onto Wareham Forest Road.</li> <li>Access from here to the strategic network is gained via the A35 to the north and the A351 to the east. The extension site is estimated to generate 20 trips per day although it is thought that the site would follow the cessation of other extraction at Trigon rather than operating in parallel to it. The site has therefore been given a 'Less Significant Adverse Impact' rating.</li> <li>Should the site intensify movements to Trigon Hill any Transport Statement should consider vehicle routing and any impact on the A351 to the east which experiences high levels of congestion.</li> <li>Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	?	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Cold Harbour properties some 380 m to the east, other residential uses further to the north.</li> <li>Development will require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> <li>Adequate scope to screen works, using mitigation such as visual and noise attenuation bunds.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	?	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Cold Harbour is closest settlement to the east along with other properties along the C7.</li> <li>Screening (visual and noise attenuation bunding) would significantly limit the impact of the site working, but there will be impacts of lorries entering/leaving the site. This is an extension and should not result in intensification of any impacts.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 23 km from airport and proposed for dry working and restoration.</li> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	0	?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site is agricultural land and forestry, private land with no public access. No formal or informal recreational use.</li> <li>No impacts expected. Restoration to consider options for improving public access in the area.</li> </ul>	<ul style="list-style-type: none"> <li>No action required for working.</li> <li>Restoration to improve public access in the area.</li> </ul>
		+		
	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>No rights of way across the site or adjacent to it.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				<ul style="list-style-type: none"> <li>No impacts expected</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Piddle (the closest main river, some 900m distant) as being of 'Poor' environmental quality. Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Potential impacts on existing surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Piddle or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> <li>• Ground water recharge if considered necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment will be required as part of a planning application.</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating or re-creating surface water features and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Cumulative Impacts

There is other mineral working in the vicinity, both existing and proposed as well as waste management. The proposed site is an extension to existing mineral working/waste disposal. As an extension site, there will be no cumulative impact but this would represent an extension of time of working.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will also add to general traffic levels in / around Wareham.



## Summary.

Key impacts and benefits are expected to include, but are not necessarily limited to, the following.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• Provision of aggregates required for maintenance and construction of the built environment, with accompanying benefits to the economy.</li> <li>• Restoration could contribute to improved countryside access.</li> <li>• Provision of employment, to the benefit of local economy.</li> <li>• Improved public access to be considered as a part of site restoration. This could lead to reduced visitor pressure on designated heathland sites in the vicinity.</li> <li>• Nature conservation benefits to be considered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is close to European designated heathland; contains Annex 1 birds and could be designated as a Special Protection Area; there are possible impacts on national designations (SSSI nearby) and protected species on/around the site. Further assessment, including Appropriate Assessment, will be required to better understand these impacts and to determine whether/how they can be satisfactorily mitigated.</li> <li>• Ground and surface water – further assessment required to determine possible impacts, but these expected to be capable of mitigation.</li> <li>• Heritage/archaeology – assessment required to determine likely impacts, but impacts expected to be mitigable.</li> <li>• Significant visual impacts, when site is opened up, with views through site from open access land to south-west. Further assessment including landscape and visual assessment will be required, with appropriate mitigation provided.</li> <li>• The site will be accessed by road.</li> </ul>

## Overall Recommendation:

This is a relatively small site which is primarily intended for the production of ball clay. Sand/gravel will be removed as part of the excavation of the ball clay. There are a number of issues regarding this site and further assessment will be required, including Appropriate Assessment under the Habitat Regulations.

Key impacts are expected to be on ecology (nearby European and national designations, Annex 1 birds, protected species), landscape/visual impacts and surface/groundwater. Further assessment will be required to gain a better understanding of what the impacts might be and how best to mitigate. Should this site ultimately be developed, it is expected that detailed assessment of impacts and required mitigation will be covered through the required Environmental Impact Assessment.

As an extension, development of the site is not expected to lead to intensification of impacts, but the time period of the impacts will be extended.

This site is no longer under consideration for sand and gravel extraction – withdrawn by nominee.

## Aggregates: AS23 Gore Heath, Sandford

Site Name/Location: AS23 Gore Heath Mineral Type: Sand and gravel		Nominee/Agent: Veolia Environmental Services Local Authority: Purbeck District Council	
Site Area: approximately 145 ha	Production: approximately 200,000 to 250,000 tpa (to be confirmed);	Reserve: approximately 11 mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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**Timescales for effects:** P/W: Preparation and Working R/A: Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	--	0	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area supports Annex 1 birds which may be functionally linked to Dorset Heathlands SPA. The area is well used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands.</li> <li>Site is adjacent to Morden Bog and Hyde Heath SSSI, which is a component of the Dorset Heaths SAC, Dorset Heathland SPA/Ramsar.</li> <li>Working this area could lead to significant risk of adverse effects on European sites. At the moment the area includes a small part of the Dorset Heaths SAC and Dorset Heathlands Ramsar along the eastern boundary; this area must be removed from the possible allocation to have any chance of being taken forward otherwise a conclusion of adverse effects on integrity of the sites is inevitable.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access to be created.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>In order to be acceptable the development proposal would have to pass the tests in the Habitats Regulations.</li> </ul>	
	---	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area 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.</li> <li>The site has the potential to be included in a revision to the heathland SPA boundary. Risk based approach essential here.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with appropriate mitigation.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access to be created.</li> </ul>
	---	0	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>In addition to the comments on European/International Designations above, the area is likely to support a rich invertebrate assemblage in existing rides contributing to maintenance of species within SSSI.</li> <li>At the moment the area includes a small part of the Morden Bog and Hyde Heath SSSI along the eastern boundary; this area must be removed from the possible allocation to have any chance of being taken forward as there is no case for directly damaging a nationally important site to extract sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation.</li> <li>Restoration to include creation of invertebrate habitat.</li> </ul>
	---	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>Existing rides support significant populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles.</li> <li>Depending on population sizes it may be difficult to mitigate fully for effects on EPS and there is a risk that disturbance licences could be refused by Natural England.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> <li>Restoration to include appropriate habitats for these species.</li> <li>Further investigation into likelihood of grant of disturbance licences.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	?	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>There are possible adverse implications for the Sherford River SNCI to the north of the proposed area, although through assessment it should be possible to avoid adverse effects on the SNCI.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation identified.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	? / _	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site not within a Source Protection Zone. Overlies Secondary Aquifers.</li> <li>Extraction proposals would be potentially removing a large area of unsaturated zone so potential impacts on water features.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset</li> </ul>
	? / _	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Sherford River runs 50m to north of site boundary. Pond on north-eastern boundary of site. Other drains and ponds in vicinity of site. Development needs to protect and enhance any water features in site.</li> <li>Stream within 50m of the northern boundary.</li> <li>The Sherford River and Sherford Bog Area are very sensitive. Any silt escape would be harmful to the protected area.</li> </ul>	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
5. To reduce flood risk and improve flood management.	0	0	<b>Flooding/Coastal Stability</b> <ul style="list-style-type: none"> <li>Site is within FRZ 1.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0	<b>Archaeology</b> <ul style="list-style-type: none"> <li>The Dorset Historic Environment Record has no records of archaeological sites, features or finds within the site (although a milestone on the road on the west side is recorded).</li> <li>Nevertheless, considering the size of the site the potential for below-ground archaeological remains and other earthworks and other above-ground features needs to be assessed and if necessary evaluated before an informed planning decision can be made.</li> <li>Only when the relevant works have been undertaken would the archaeological impact be understood – at present it could be anywhere from Very Significant to No Significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working.</li> <li>All necessary mitigation to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	--	+	<b>Historic Landscapes</b> <ul style="list-style-type: none"> <li>The site was presumably heathland before being brought into its present use. So, the restoration of some of it to heathland could be a positive impact from an historical viewpoint.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts, if any, will be better understood.</li> </ul>	
	0	0	<b>Historic Buildings</b> <ul style="list-style-type: none"> <li>There are no historic buildings affected by this proposal.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape,	--	?	<b>Landscape Capacity</b> <ul style="list-style-type: none"> <li>A very significant adverse impact on landscape character, visual and recreational amenity and a loss of an</li> </ul>	<ul style="list-style-type: none"> <li>Landscape and visual impact assessment to identify impacts; consider whether adequate</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
including townscape, seascape and the coast.			<p>important open space facility for local and visitor users within close proximity to the urban edge.</p> <ul style="list-style-type: none"> <li>Assessment required to consider whether working of any scale could be possible.</li> </ul>	<p>mitigation of such impacts before and during working is possible.</p> <ul style="list-style-type: none"> <li>If mitigation is not possible, a view will have to be taken as to whether a time-limited impact would be acceptable.</li> <li>Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.</li> <li>Maintain screening woodland around edges of site.</li> </ul>
	0	0	<p><b>Designated Landscapes</b></p> <ul style="list-style-type: none"> <li>Less significant adverse impact.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily heathland, grassland and woodland cover. The area is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils with their seedbank.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
11. To promote the use of alternative materials.	0	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site.</li> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the development of this site.</li> </ul>
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of ball clay and aggregate minerals required for the maintenance of built environment and for new built development and for commercial/industrial uses.</li> <li>Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit.</li> <li>Proposed restoration is to heathland/nature conservation and woodland/forestry, both of which offer economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to consider restoration options.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			habitat for wildlife, but again these will be relatively small.	
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.		?	<ul style="list-style-type: none"> <li>This proposal covers a large site to the east of the B3075 Morden Road. Traffic data has not been supplied but is assumed to be in the region of 50 to 75 trips per day.</li> <li>Access could be achieved onto Morden Road although details indicating the necessary visibility and geometry would need to be supplied. Once on Morden Road, vehicles would either travel north to the A35 at Morden Park Corner or south to the A351 at Sandford.</li> <li>The existing junction at Morden Park Corner has significant accident problems and any attempt to access this proposal using the junction in its current form would receive the strongest objection from the Highway Authority on highway safety grounds. There is little that can be done to improve Morden Park Corner within the existing highway land. Any improvement would require significant land take.</li> <li>A previous scheme proposed to realign the northern part of Morden Road further to the east, providing a bigger stagger between the two arms of the crossroads and extended right turn lanes. It also proposed to realign a sharp bend to the east of Morden Park Corner on the A35. The cost for this scheme, or another like it, would be significant.</li> <li>To the south vehicles could access the A351. This road goes through Sandford, has severe congestion problems and a high accident rate. Any proposal that placed large numbers of HGVs on this road would therefore also be likely to be resisted by the Highway Authority.</li> <li>For the above reasons this site has been given a 'Very Significant Adverse Impact' rating. Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network, but addressing the identified issues is likely to be generally beyond the scope of these policies.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Alternative options to be investigated.</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Closest residence is Sherford Farm at approximately 350 m to the north-west. Other properties in the vicinity, including Sandford to south and south-east, Home Farm buildings to the east.</li> <li>The site is large enough that it should be possible to screen these residences satisfactorily, using mitigation such as visual and noise attenuation bunds.</li> <li>Development would likely require appropriate mitigation (such as visual and noise attenuation bunding, standoffs) to limit impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase public access.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Sandford is within 500m – size of site would permit appropriate screening (visual and noise). Lorries turning left out of the site, or delivering material to Wareham/Purbeck, would have an impact on Sandford/Wareham.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 19km from Hurn Airport. Wet working not proposed, restoration will be at a lower level and may include wetland areas.</li> <li>No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	--	+/?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site currently enjoys open access and there are a number of tracks/paths across it. It is extensively used for informal recreation. There will be very significant impacts on users of the site during working.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to open access land following working and improvement of access where possible and where appropriate.</li> <li>Consider phased working and</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Restoration offers the opportunity to restore/improve such access.</li> <li>The issue of displacement of existing users onto international designations around the site must be addressed.</li> </ul>	restoration, to provide alternative options for recreational use while various parts of the site are worked.
	0	0	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>Statutory rights of way along the northern and eastern edges of the site. Site is large enough that these can be appropriately screened during working.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of impacts, with appropriate mitigation identified.</li> <li>Restoration to improve public access in the area.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Sherford River as being of 'Moderate' environmental quality. Potential for contamination from runoff from site.</li> <li>• Environment Agency notes that the Sherford River and Sherford Bog Area are very sensitive. Any silt escape would be harmful to the protected area.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Sherford River or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

## Cumulative Impacts

Proposal is a new site in an area where there is other mineral working existing/proposed. There will be cumulative impacts arising if this site is developed.

The proposal is within 5Km (by road) of a site allocated in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy CEN) for development of 200 dwellings and community facilities, off Worgret Road, Wareham. Traffic arising from the new residential development will also add to general traffic levels in Wareham and to a lesser extent the B3075 adjacent to the proposal.

## Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>Provision of significant amount of aggregates required for maintenance and construction of the built environment, making an important contribution to Bournemouth, Dorset and Poole's supply options.</li> </ul>	<ul style="list-style-type: none"> <li>Site is close to/includes European designated heathland; contains Annex 1 birds and could be designated as a Special Protection Area; there are likely impacts on national designations (SSSI) and possible threats to protected species on/around the site. Further assessment required, including Appropriate Assessment, to establish impacts and whether these can be satisfactorily addressed.</li> <li>Recreational displacement will be an issue if this site is developed.</li> <li>Further assessment, including Appropriate Assessment, will be required to better understand these impacts and to determine whether they can be satisfactorily mitigated.</li> <li>Ground and surface water – further assessment required to determine possible impacts, but these expected to be capable of mitigation.</li> <li>Heritage/archaeology – assessment required to determine likely impacts, but any impacts expected to be mitigable.</li> <li>Very significant landscape capacity and visual impacts. Further assessment including landscape and visual assessment will be required, not clear at this stage whether impacts can be mitigated.</li> <li>Very significant impacts on recreational land use and users. Can be mitigated to some extent by phased working and restoration but will still be impacts.</li> <li>Significant transport impact for lorries travelling to/from site, either to north or south.</li> </ul>

### Overall Recommendation:

There are a number of impacts that are likely to be associated with the working of this site, including biodiversity and European designations; impacts of recreational displacement, if this site was developed; hydrology/hydrogeology, archaeology and historic landscapes; landscape capacity; transport/access impacts; impacts on amenity, recreational use. Some are capable of mitigation but it appears that a number are unlikely to be capable of satisfactory mitigation.

Further information has been requested regarding this site, but on the basis of the evidence available the nominated site appears to be subject to significant constraints not currently capable of satisfactory mitigation and cannot be included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan at the present time unless exceptional circumstances (not currently present) arise. The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

Site has been withdrawn by Nominee.

## Aggregates: AS24 Purple Haze South

Site Name/Location: AS24 Purple Haze South Mineral Type: Sand and gravel	Nominee/Agent: Somerley Estate (Landowner) and Carter Jonas Local Authority: East Dorset District Council
Site Area: approximately 43 ha Production: (information awaited)... tpa; Reserve: approximately (information awaited) ... mt	

### Impact Assessment Scoring

-	Strong Negative Impact	-	Minor Negative Impact	+	Minor Positive Impact	++	Strong Positive Impact	0	Negligible or No Effect	?	Uncertain
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### Timescales for effects:

**P/W:** Preparation and Working

**R/A:** Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> <li>This Objective is not relevant to this site nomination</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
2. To maintain, conserve and enhance biodiversity	?	+	<p><b>European/International Designations</b></p> <ul style="list-style-type: none"> <li>Proposed area is likely to support Annex 1 birds as part of the forestry crop rotation; the populations of these birds may be functionally linked to Dorset Heathlands SPA.</li> <li>The forestry plantation is well used as recreation site contributing to the network of areas which help to reduce human recreational pressure on designated heathlands. There are possible in-combination effects of mineral working proposals in Hampshire within Ringwood Forest.</li> <li>Working this area has the potential to lead to significant risk of adverse effects on European sites.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Restoration to include heathland restoration and public access/recreational facilities.</li> </ul>
	?	0	<p><b>Annex 1 Bird Species</b></p> <ul style="list-style-type: none"> <li>Area supports Annex 1 birds as part of the existing forestry crop rotation. Clearance of trees</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required, with</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>would result in heathland regeneration and the open habitat would rapidly become suitable for more Annex 1 birds.</p> <ul style="list-style-type: none"> <li>The site has the potential to be included in a revision to the heathland SPA boundary.</li> <li>Risk based approach essential here.</li> </ul>	<p>appropriate mitigation.</p> <ul style="list-style-type: none"> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Heathland restoration and public access to be created.</li> </ul>
	?	+	<p><b>National Designations</b></p> <ul style="list-style-type: none"> <li>No additional points to be raised beyond what is mentioned in European/International Decisions above.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys and hydrological reports required.</li> <li>Appropriate assessment under the Habitat Regulations will be required.</li> <li>Restoration to include heathland restoration and public access/recreational facilities.</li> </ul>
	?	0	<p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>Existing rides may support populations of European protected species, Sand Lizard and Smooth Snake, and common protected reptiles. Mitigation for effects on reptiles may be necessary.</li> <li>If so, it seems likely Natural England would be able to issue a disturbance licence if required.</li> </ul>	<ul style="list-style-type: none"> <li>Ecological surveys required, with appropriate mitigation.</li> <li>Restoration to include creation of appropriate habitat.</li> </ul>
	0	0	<p><b>Local recognitions/designations, including ancient woodland and veteran trees</b></p> <ul style="list-style-type: none"> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> <li>Exposures resulting from working may be of interest. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration.</li> </ul>	<ul style="list-style-type: none"> <li>Operator to be asked to permit visits to view exposures as required.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>Site overlies a secondary aquifer. A stream which drains the sands (SU 12176 05789) lies within 250m of the site western boundary. There are drains to the East flowing into the Avon SSSI/SAC. The impacts of the development on these flows should be assessed.</li> <li>No impact on SPZs.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented.</li> <li>Where necessary mitigating measures should be installed to maintain groundwater levels.</li> <li>Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality.</li> <li>Any fuel on site should be properly stored to avoid contamination in case of spillage.</li> <li>Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.</li> <li>Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>
	?	0	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Site is approximately 120m from a drain, with other drains in the vicinity.</li> <li>Site is on a ridge between the River Crane on the west and the Avon to the east. Approximately 750m from the Avon.</li> <li>Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated</li> </ul>	
5. To reduce flood risk and improve flood management.	0	0	<p><b>Flooding/Coastal Stability</b></p> <ul style="list-style-type: none"> <li>Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) will be required.</li> <li>All necessary mitigation to be implemented.</li> </ul>
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic	-	0	<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>A barrow that is protected as a Scheduled Monument (SM31911 – ‘Bowl barrow on the eastern part of Ashley Heath, 660m north west of Ashley Lodge’) occupies a relatively central location within the site. Several other barrows that are also protected as Scheduled Monuments lie close to the site.</li> <li>The barrow within the site in particular is a major constraint, and theoretically, extraction that destroyed this nationally-important feature would</li> </ul>	<ul style="list-style-type: none"> <li>Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess Monuments and establish their settings and how these can best be</li> </ul>



Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
parks and gardens and other locally distinctive features and their settings).			<p>be a 'Very Significant Adverse Impact'. However, the protection afforded the monument makes this unlikely to happen.</p> <ul style="list-style-type: none"> <li>One way to address this issue could be the removal of some of the site from the extraction area. An archaeological assessment and if necessary an evaluation of the site that considers all the barrows mentioned above and their settings, as well as other possible archaeological material on the site, should help in making a decision on this, as well as in understanding the wider archaeological impact of the extraction on this site. Early discussion with English Heritage should also be helpful in the making of this decision.</li> <li>If a compromise can be determined that allows some quarrying within a fraction of this site, the impact could perhaps drop to a 'Less Significant Adverse Impact'.</li> </ul>	<p>protected during working.</p> <ul style="list-style-type: none"> <li>All necessary mitigation, including actions such as restoration of hedgerows, to be implemented.</li> <li>Adequate provision to be made for preservation, excavation or recording, as appropriate.</li> <li>Settings of the Monuments to be established prior to working and not to be compromised during working.</li> <li>Further consideration to be given to restoration proposals, in terms of historic landscapes.</li> </ul>
	0	+	<p><b>Historic Landscapes</b></p> <ul style="list-style-type: none"> <li>The site is occupied by conifer plantation and must have been heathland before.</li> <li>Further evaluation will be required. When this has been undertaken possible impacts will be better understood.</li> <li>Restoration is yet to be finalised, but could include heathland restoration/recreation, giving a positive benefit.</li> </ul>	
	0	0	<p><b>Historic Buildings</b></p> <ul style="list-style-type: none"> <li>The nearest listed building is Ashley Lodge but if the woodland cover is maintained between the building and the site then there should be no adverse impact. No impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	+	<p><b>Landscape Capacity</b></p> <ul style="list-style-type: none"> <li>Potential impact on the amenity of footpath users and on the on the amenity of forest track users. Also a potential impact on the character of the Heath Forest Mosaic.</li> <li>Potential to restore the land as Sustainable Alternative Natural Greenspace after extraction as it is within the SE Dorset Green Infrastructure area. Further consideration needed.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of potential visual impacts required.</li> <li>All appropriate mitigation to be included.</li> <li>Restoration to consider increasing public access/informal recreation and to include nature conservation interests.</li> <li>Appropriate restoration proposals in line with</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
				Landscape Management Guidelines referred to in Minerals Strategy.
	0	0	<b>Designated Landscapes</b> <ul style="list-style-type: none"> <li>Negligible, no significant impacts expected.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> <li>Impacts on air quality expected to be negligible.</li> <li>No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures.</li> <li>Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.</li> </ul>
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> <li>The site comprises primarily woodland cover but is a former heathland area and so would be expected to have relatively poor, acidic soils.</li> <li>Site preparation/working would require stripping and storage of the soils, with some impacts on them.</li> <li>If the site is worked and restored to heathland this will require reinstatement/retention of acidic soils with their seedbank.</li> </ul>	<ul style="list-style-type: none"> <li>Soil is poor quality in agricultural terms but valuable in terms of potential for heathland restoration.</li> <li>Soils to be stored/protected during preparation and working and properly reinstated during restoration.</li> </ul>
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> <li>The site would make an important contribution to aggregate supply in Bournemouth, Dorset and Poole and beyond.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.</li> </ul>
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> <li>This proposal does not at present promote the use of alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12. To provide an adequate and affordable supply of minerals to	+	0	<ul style="list-style-type: none"> <li>Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs.</li> <li>Ensuring a sustainable supply will depend on the development and management of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure principles of sustainable development are incorporated into the</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
meet society's needs.			<ul style="list-style-type: none"> <li>Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective.</li> </ul>	development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> <li>This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of aggregate minerals required for the maintenance of built environment and for new built development and for commercial/industrial uses.</li> <li>Both levels are expected to maintain employment, skilled and unskilled. Proposed restoration is to forestry possibly with some heathland restoration, both of which offer economic benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Further assessment required to consider restoration options.</li> </ul>
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> <li>Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible.</li> <li>The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development.</li> <li>The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change.</li> <li>Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small.</li> </ul>	<ul style="list-style-type: none"> <li>Use energy efficient plant and machinery.</li> <li>Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	--	0	<ul style="list-style-type: none"> <li>It is assumed that estimated HGV trips for this site could be 100 per day. Direct access onto the site would necessarily be onto the B3081. Adjacent to the site is the existing Baker's Hanging junction, between the B3081 and Alderholt Road. This junction and the access to a walkers car park opposite have a poor accident history. This is partly due to the geometry of the road, with a restrictively acute angle to be negotiated for any vehicles that may wish to turn left into Alderholt Road from the B3081, and partly due to restricted forward visibility and speed.</li> <li>Any access onto the B3081 would need to be to the north of the Baker's Hanging junction. There are issues of vertical alignment and visibility on this section of the B3081 and a Transport Assessment would need to demonstrate that a junction with sufficient visibility and geometry could be provided.</li> <li>In addition to this a TA would need to consider the movements of HGVs leaving and arriving at the site and any interaction with mineral sites over the border in Hampshire. Vehicle routing will be key and any left turning vehicles into Alderholt Road or other significant impact at Baker's Hanging junction without significant mitigation will be strongly resisted. The option also exists for the landowner to make additional land available, not for quarrying, but directly onto the B3081 south of the Baker's Hanging junction.</li> <li>Due to issues of direct access onto the B3081 and safety concerns at the Baker's Hanging junction this site has been rated as having a 'Very Significant Adverse Impact' . If a promoter could adequately demonstrate that there is a safe access location and safe vehicle routing then the site could be given a 'No Significant or Negligible Adverse Impacts' rating due to the direct access to the strategic road network. Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network.</li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for this site would 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.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network.</li> <li>Alternative options to be investigated.</li> </ul>
	?			

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> <li>The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working.</li> <li>It may be possible to use conveyor belts to transport mineral across the site.</li> <li>As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate impacts where identified and appropriate.</li> </ul>
17. To sustain the health and quality of life of the population	-	0	<p><b>Impact on Sensitive Human Receptors</b></p> <ul style="list-style-type: none"> <li>Two residential properties at approximately 260m; Ashley Heath to south/west at just over 750m. The site is large enough that it should be possible to screen these residences satisfactorily, using mitigation such as visual and noise attenuation bunds.</li> <li>Site is used for recreational/walking/cycling purposes, or is adjacent to land used for such purposes; there will be impacts on these users of the land .</li> </ul>	<ul style="list-style-type: none"> <li>Provision of appropriate mitigation, following assessment of likely impacts.</li> <li>Restoration to improve landscape of site where possible; and to seek to increase and improve public access.</li> <li>Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.</li> </ul>
	-	0	<p><b>Impact on Existing Settlements</b></p> <ul style="list-style-type: none"> <li>Ashley Heath to south/west at just over 750m. Verwood almost 2km to north west. The site is large enough that it should be possible to screen the workings satisfactorily, using mitigation such as visual and noise attenuation bunds.</li> <li>Transport related impacts are addressed under Objective 15 above.</li> </ul>	
	0	0	<p><b>Impact on Airport Safety</b></p> <ul style="list-style-type: none"> <li>Site is approximately 8km from airport. Site not expected to be worked or restored wet.</li> <li>No impacts expected</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
18. To enable safe access to countryside and open spaces.	--	+/?	<p><b>Impact on Recreational Land</b></p> <ul style="list-style-type: none"> <li>Site currently enjoys open access and there are tracks/paths across it. It is well used for informal recreation. There will be significant impacts on users of the site, and surroundings, during working.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration to open access land following working and improvement of access where possible and where appropriate.</li> </ul>

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> <li>Restoration offers the opportunity to restore/improve such access.</li> <li>The issue of displacement of existing users onto international designations around the site must be addressed.</li> </ul>	<ul style="list-style-type: none"> <li>Consider phased working and restoration, to provide alternative options for recreational use while various parts of the site are worked.</li> </ul>
	--	+	<p><b>Impact on Public Rights of Way</b></p> <ul style="list-style-type: none"> <li>A statutory right of way (a bridleway) crosses the site and will need to be diverted during working.</li> <li>Restoration will need to re-establish and where appropriate improve these statutory rights of way. Further assessment of what is needed is required.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration and where appropriate improvement of statutory rights of way following working.</li> </ul>

## Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Ponds/lakes, including wet habitats</li> <li>• Groundwater</li> </ul>	<ul style="list-style-type: none"> <li>• The River Basin Management Plan South West River Basin District identifies the Avon as being of 'poor' environmental quality. In addition, the River Crane is of 'good' ecological quality.</li> <li>• Potential for contamination from runoff from site.</li> <li>• Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water.</li> <li>• Contamination of water supplies or reduction in amount of water available for licenses supplies.</li> <li>• Impacts on or removal of surface water features.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate arrangements to be made for ensuring that runoff from the site does not enter the Avon or the Crane or groundwater unless any silt has first been removed.</li> <li>• Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters.</li> <li>• On-going monitoring during development and working of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Full hydrogeological risk assessment</li> <li>• Flood Risk Assessment</li> <li>• Water Framework Assessment</li> <li>• Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development.</li> <li>• Assessment of the feasibility of relocating ponds and associated habitats and species, as may be necessary.</li> <li>• Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.</li> </ul>

### Cumulative Impacts

Site is likely to be worked as an extension to a quarry in Hampshire. Other proposed and existing mineral development in the vicinity.

The Hampshire site is likely to be developed first and in that way the Dorset side, if developed, will not constitute a cumulative impact but rather the extension of an existing site.

There is no land allocated for major development in the Christchurch and East Dorset Consolidated Plan, or in the New Forest District Sites and Development Management DPD Jan 2012 (as amended by Proposed modifications Sept 2013) within 5Km of the proposal.

**Summary.**

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> <li>• <u>It is likely</u> that the site will be able to provide a significant amount of aggregates required for maintenance and construction of the built environment, making an important contribution to Bournemouth, Dorset and Poole’s (and other Mineral Planning Authorities) supply options. However, no details on the size/quality of the mineral resource has yet been received.</li> <li>• Restoration has the potential to restore/recreate heathland and also improve public access/recreation facilities in the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Further assessment required to determine potential archaeological impacts; they are likely to be capable of mitigation, but this may take the form of a reduction in the size of the site.</li> <li>• There will be significant impacts on use of the site and area for recreational uses, with likely closures of parts of the site during working . However the site is big enough to maintain parts open while other parts are shut. Restoration has the potential to restore/improve opportunities for recreation and open access in the area.</li> <li>• Transport impacts could potentially be significant, but it is likely that the site is large enough that access will be provided in an area that minimises impacts. Further assessment required.</li> <li>• Impacts on surface and groundwater are not yet known, and detailed assessment will be required. Mitigation, if required, not yet known.</li> <li>• It is likely that there will be some landscape impacts but it is expected that these will be capable of mitigation.</li> <li>• Nature conservation impacts are of key importance, given the site’s proximity to Natura 2000 sites, the bird and other species found on the site and in the vicinity and the provision of recreational opportunities provided by the site. Further assessment, including Appropriate Assessment, is required and it is not known yet what mitigation will be required.</li> </ul>

**Overall Recommendation:**

This is a large site, adjacent to another area that has already been included in Hampshire County Council’s adopted Minerals and Waste Plan.

As a free –standing site there are a number of issues and uncertainties that justify its exclusion from the Mineral Sites Plan at this time, while awaiting provision of further information. It is also not clear when this site might be expected to be developed, which may not be in the proposed Mineral Sites Plan period.

On the basis of the evidence available the nominated site appears to be subject to significant constraints and it is not clear whether these may be capable of satisfactory mitigation. The site is not considered suitable for inclusion in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan at the present time unless exceptional circumstances (not currently present) arise. The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan