

Bournemouth, Dorset & Poole Mineral Sites Plan

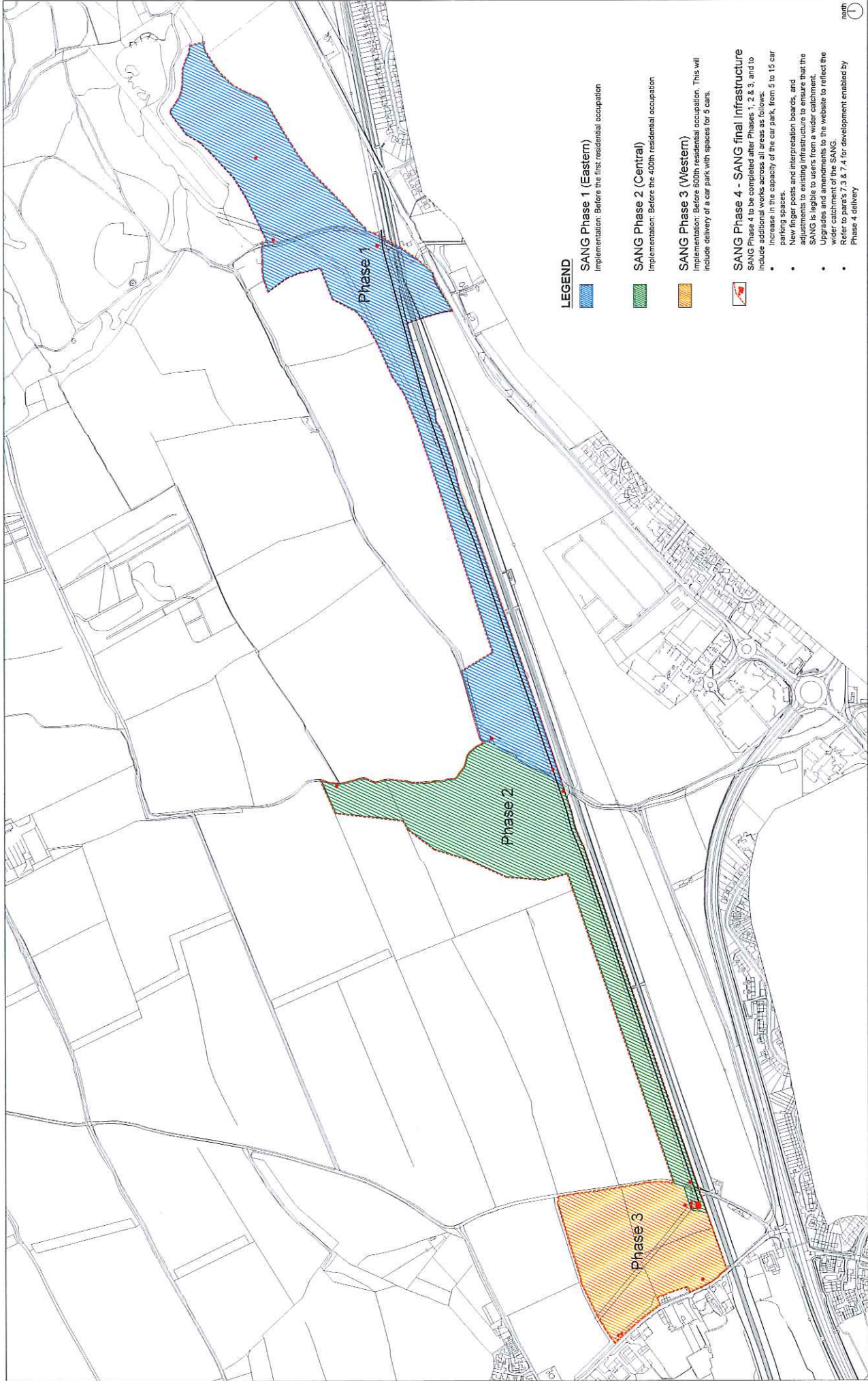
Submission by D.K. Symes Associates on behalf of Bodorgan Properties (CI) Ltd

Session 17

AS-13: Roeshot Quarry Extension, Christchurch

Q117 Q118 Q119 Q120	These 'comments' can be equally applied to the Roeshot Hampshire site where the detailed application has demonstrated that they can be adequately mitigated. This comment also applies to Q118, 119 and 120, noting that Roeshot Hampshire is closer / adjacent to the designated areas.
Q121 Q122	The development is for sand and gravel extraction which is a water compatible activity so falls outside the sequential / exception test requirements. Also, only a very small part of the site is within flood zone 3. Mitigation, if required, can be addressed through the application process.
Q123	The western SANG does not impact on the mineral site at all. It is west of Hawthorn Road. Shown on the attached plan as Phase 3. The central SANG (phase 2) does not impact on the mineral extraction either. The intention would be for pre-extraction prior to establishment of Phase 2 SANG, OR if required, based on residential occupations, temporary SANG on the Hampshire side of the Mude. The agreed SANG delivery Strategy at 3.11 allows for this.
Q124	No conflict with the CBC Local Plan. SANG is required for habitat mitigation. However, the SANG development has been fully cognisant of the minerals proposals and has been designed to accommodate them through establishment and use of the SANG. Natural England support the proposal and fully endorse the SANG Delivery Strategy.
Q125	The eastern SANG does not conflict with the haul road and indeed the obverse is true. Natural England have advised and supported that the haul route be designed in such a way to provide a psychological barrier to wider use of Burton Common SSSI and contain users within the SANG area.
Q126	The whole SANG programme for Roeshot is co-ordinated through the SANG Delivery Strategy, a detailed management plan that has full approval of CBC and NE. It will also be co-ordinated and through a SANG manager. Phasing will be from east to west based on housing occupations (see plan). The SANG Delivery Strategy is secured through planning conditions and s106 agreement.
Q127	Yes, the proposal is to restore the site to mainly agriculture

	thereby avoiding any large water bodies that might attract risk bird species.
Q128	No, these and any other concerns can be appropriately addressed at the application stage.



LEGEND

SANG Phase 1 (Eastern)

Implementation: Before the first residential occupation.

SANG Phase 2 (Central)

Implementation: Before the 400th residential occupation.

SANG Phase 3 (Western)

Implementation: Before 500th residential occupation. This will include delivery of a car park with spaces for 5 cars.



SANG Phase 4 - SANG final infrastructure

SANG Phase 4 to be completed after Phases 1, 2 & 3, and to include additional works across all areas as follows:

- Increase in the capacity of the car park, from 5 to 15 car parking spaces.
- New finger posts and interpretation boards, and adjustments to existing infrastructure to ensure that the SANG is legible to users from a wider catchment.
- Upgrades and amendments to the website to reflect the wider catchment of the SANG.
- Refer to para's 7.3 & 7.4 for development enabled by Phase 4 delivery

North

Scale: 1:7500 @ A3 Date: May '18 Client: mf
 Project: Roeshot SANG, Christchurch, Dorset
 Drawing: Roeshot SANG Phasing Plan

Project No: D2394_L_117 Fig 9
 Revision: 02

Issued for Planning Approval
 Issued for Construction
 Issued for Implementation
 Issued for Final
 As Built

Working within Legible (marked) (Planning client comment) Issued for Planning
 Approved Planning client comment: Issued for Planning
 No. Date
 Name

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