

Inspector's Matters, Issues and Questions (MIQs)

AS 25: Station Road

Question 147

Can the "Very significant adverse impact" (Category A) identified in the Site Assessment on criterion C13 –surface waters, and the SA identified Strong Negative Impact on the historic environment (ob.6) be adequately mitigated?

1. Probably yes.
2. Moreton Parish Council (MPC) recognise that surface waters are present and need to be managed safely and correctly.
3. MPC also recognise that all the allocated and nominated but not allocated sites with the exception AS10 Moreton Plantation and BC 05 Dory's Holme Heath, both nominated but not allocated, have C13 surface waters problems.
4. Thus, whilst this is a very significant issue, it is comparable to the surface waters problems on virtually all the sites and, therefore, will not in itself be a reason to delete the Station Road site from the list of allocated sites.

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Question 148

Should the DGs provide more direction on the mitigation measures required for these identified Category "A" effects and Strong Negative Impacts?

1. Yes.
2. The SA and MSP appear to rely on the resolution of surface water problems at the planning application stage at which point the planning authorities tend to look back to see what the SA and MSP recommended.
3. Moreton Parish Council recommend that general guidance on mitigating surface water problems so that the nominating authority can provide more detail in their submission on how they would intend to deal with the problems.
4. It would then be possible to obtain a better appreciation as to whether the surface waters problems can be adequately mitigated or whether the proposed mitigation would not overcome the problem.
5. This in turn would help in deciding whether the nominated site should or should not be allocated.

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Question 149

Have all significant matters been properly taken into account in these assessments and, if not, what matters require further consideration?

Appendix A:

Moreton Parish Council's Encirclement of Moreton Station and Crossways updated with the latest housing numbers from the Purbeck and West Dorset Local Plan Reviews - attached

1. Most definitely not.
2. Criteria C17, C18, C19, and C21 have all been wrongly and under assessed.
3. The proposed Station Road quarry will have a dramatic impact on the people of Moreton and Crossways and on the people of Dorset and other visitors from around the world who visit Moreton.
4. This cannot be said of any other allocated or nominated quarry.
5. Moreton contains historical significance way beyond that in any other community in Dorset in which a quarry has been nominated or allocated and indeed beyond any other community in Dorset with the possible exception of Tolpuddle.
6. The gentleman who instigated the criminal action against the workers in Tolpuddle for holding a private meeting and who participated in their trial which led to their transportation to Australia, lived in Moreton. In effect, the landlord of Moreton initiated the actions which led to the creation of the world wide trade union movement.
7. Moreton also contains the grave of Lawrence of Arabia whose actions in Arabia led to the creation of many of the borders of the states in the middle east, had a profound impact on Turkey and whose actions still reverberated today in these countries.
8. The proposed Moreton Station quarry is part of the northern encirclement of Moreton Station and Crossways. Purbeck and West Dorset councils have planned and proposed the building of 1554 houses in these communities. That is adding one complete Crossways plus another 41% of Crossways to the small area of Moreton Station settlement and Crossways.
9. This will add at least 3,100 people and 2,100 cars to this small area. No other community in Dorset, let alone with a quarry allocated to be within it, has the scale of housing development proposed for it as Moreton Station and Crossways.
10. As a result of this over development, the Traffic Impact Assessment (AM Peak) projects that traffic on the B3390 will reach 81% of capacity with congestion likely at Moreton Station settlement. As Moreton Parish Council has stated in its response to the Inspector's question 27 on transport this Assessment has not taken account of a number of significant factors which make the creation congestion along the B3390 road from the location of the proposed Station Road quarry and south into Crossways.

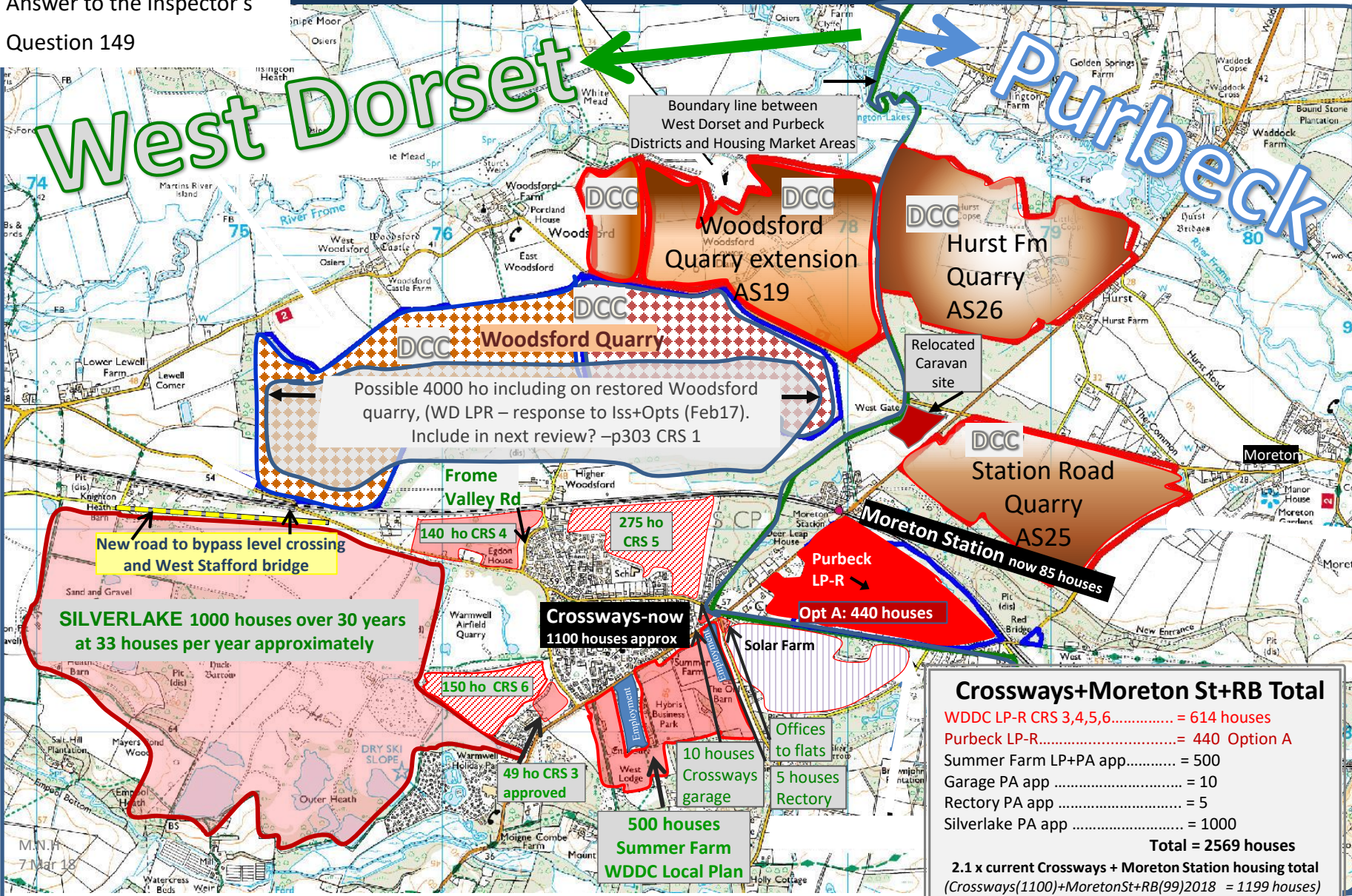
11. No other community is proposed to have an aggregate quarry placed in the middle of the community as is the case with the proposed Station Road quarry which will occupy virtually all the land between Moreton Village and Moreton Station Settlement.
12. No other allocated or proposed quarry or indeed any other aggregate quarry in Dorset will have such a major impact on Dorset's number one industry: tourism. The Station Road quarry site owner has already submitted proposals to move a caravan park close to Moreton Station settlement to a field directly opposite the proposed Station Road quarry. No other proposed or nominated quarry has a large caravan site separated from it by the width of a road. Another caravan site in Moreton Station settlement is situated in close proximity to the southern boundary of the proposed Station Road quarry.
13. The proposed quarry will also impact upon the 1000 house Crossways Silverlake holiday centre by contributing substantially to the blighting of the Moreton and Crossways area by over development and destruction of the countryside.
14. No other area of Dorset is planned to be so blighted as that of Moreton and Crossways.
15. The proposed Station Road quarry is a major part of the blighting to the area.
16. No other allocated or nominated or indeed any other aggregate quarry in Dorset will have such a dramatic blighting effect as the proposed Station Road quarry.
17. Neither the MSP site assessment criteria or the SA recognise the dramatic blighting impact which, far more than any other quarry, the proposed Station Road quarry will have.
18. An updated version of Moreton Parish Council's *Encirclement of Moreton Station and Crossways* map is attached as Appendix A to this answer. The map contains the housing numbers from the latest versions of the Purbeck and West Dorset Local Plan Reviews and is an updated version of the map submitted as part of Moreton Parish Council's comments on the MSP Station Road C21 Cumulative Impacts Site Assessment.
19. The Context 1 definitions for the words: aesthetic, historical and communal (Proposed Dorset Mineral Sites – Station Road (AS 25) – Heritage Assessment, page 16, table 5) encapsulate what the blighting of the Moreton – Crossways area will destroy in the area:

Aesthetic value – 'Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.'

Historical value – 'An aspect of the worth or importance attached by people to qualities of places'

Communal value - 'Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'

The Encirclement of Moreton Station and Crossways



Crossways+Moreton St+RB Total

WDDC LP-R CRS 3,4,5,6.....	= 614 houses
Purbeck LP-R.....	= 440 Option A
Summer Farm LP+PA app.....	= 500
Garage PA app	= 10
Rectory PA app	= 5
Silverlake PA app	= 1000
Total	= 2569 houses
2.1 x current Crossways + Moreton Station housing total (Crossways(1100)+Moreton St+RB(99)2018 = 1199 houses)	
Sources:	
WD Pref Options Table 3.3 , PDC Have Your Say page 8	

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Question 150

Has the impact on the nearby community been adequately assessed and, in particular, on "Employ My Ability", the college catering for people with learning disabilities?

1. The nearest community to the proposed Station Road quarry site is Moreton Station settlement which is less than 300 m from the site.
2. Moreton Parish Council's submission to the MSP Pre-Submission Draft included photos showing that housing in Moreton Station settlement are clearly visible from the Station Road.
3. The SA states on page 164 in the *Cumulative Impacts* section that: *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.*
4. As the updated Moreton Parish Council (MPC) *Encirclement of Moreton Station and Crossways* map attached as Appendix A to MPC's answer to the Inspector's question 149 shows there are over 1554 houses proposed for Moreton and Crossways in the Purbeck and West Dorset District Council's Local Plans Reviews. Combined with the 1000 houses being built on the Crossways Silverlake development produces a total of 2554 houses. The Traffic Impact Assessment (AM Peak) (MSDCC-35) indicates that this will mean traffic on the B3390 road beside the Station Road will rise to 81% of capacity and that congestion is likely at the Moreton Station level crossing.
5. None of this is mentioned in either the SA or the MSP AS25 Site Assessment.
6. The overwhelming impact of the Station Road proposed quarry is to contribute to the blighting of the Moreton and Crossways area by dramatic over development.
7. The impact on Moreton and Crossways is explained in more detail in MPC's answer to question 149.
8. Regrettably the MSP and AS site assessments address the MSP sites as isolated sites, mostly in the country or as singular sites within very built up communities in which they are easily absorbed.
9. Only the Station Road site will contribute to the dramatic blighting of a community.
10. The MSP and SA refer to bunding and screening as though these features will make a quarry invisible. The noise from the bunded Redbridge Quarry can be heard over a mile away in Crossways.
11. Bunding creates an ugly industrial landscape and removes the beauty of the countryside beyond.
12. Moreton and Crossways already have noisy, ugly, countryside and view destroying quarries and bunding.
13. The situation is now to be made far worse by doubling the number of house, dramatically increasing the traffic to congestion levels and adding yet another industrial quarry site at Station Road.

14. This is the overriding impact that the proposed Station Road quarry will have and which both the MSP and the SA fail completely to recognise.

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Question 151

The Historic Assessment (Context One) refers to numerous heritage assets within the vicinity. Does this Heritage Assessment adequately cover the potential impacts on the significance of all heritage assets, including features and buildings associated with TE Lawrence?

1. The Historic Assessment (Context One) states on page 12 in paragraph 6.3 that:

It is worth noting that a cemetery which contains the Grade II Listed grave of TE Lawrence (Lawrence of Arabia) (HE Ref. 1152004) lies a further 250m or so to the east of the research buffer. The Grade II Listed church of Saints Magnus the Martyr and Nicholas of Myra (HE Ref. 1172650) is situated c. 50m beyond that, and the Grade I Listed Moreton House (HE Ref. 1305008), even further distant. They have not been considered here given the interposed structures, wooded landscape, and lack of other relationship with the Site, along with numerous other buildings and structures associated with this part of the Conservation Area.*

2. The Historic Assessment concentrates on the proposed Station Road quarry site and nearby surrounding.
3. As the extract from the Assessment above states grave of TE Lawrence and other building in the vicinity have not been covered by the Assessment.
4. The coverage of the Assessment is considered adequate.
5. The overriding impact of the proposed quarry is on the area of Moreton and Crossways and not on specific features, though these contribute to the broad picture of blight which the proposed quarry would inflict on the area.
6. It is the combination of the ugly industrial Station Road quarry, combined with traffic which will reach congestion proportions, especially in the vicinity of Moreton Station and backing up to the proposed quarry site (it already backs up to the edge of Moreton Station settlement), the addition of over 2500 houses to an area only containing about 1100 house, with some of these house being as close as about 500m to the proposed site, and the impact of this blighting on Dorset's number one industry: tourism, especially the relocated tourist caravan park directly opposite the site on the B3390 and the tourist caravan park less than 300m to the north of the southwestern boundary of the proposed site.

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Question 152

Can the potential harm to the significance of the Moreton Conservation Area and Listed Buildings adjacent to the site be adequately mitigated?

1. The Context One Heritage Assessment for the Station Road quarry site states on page 15 in the last paragraph of the assessment, paragraph 7.6, that: *further investigation should be carried out once detailed proposals are known.*
2. Later in the same paragraph Context 1 state in the last sentence that further investigation:

might include consideration of the appropriateness of the boundaries of extraction areas; provision of screening to control visual effects and/or light pollution or noise. This could also assess appropriate access routes for transport, to minimize impact to the portion of the Conservation area and Listed properties which front onto Station Road and the village of Moreton.
3. Thus Context 1 limit their suggested mitigation to consideration of the boundaries of the site and recommend that further investigation might be conduct once detailed planning is undertaken.
4. Context 1 recognise the value of the Conservation Area and other buildings but do not appear to consider that significant mitigation is necessary beyond consideration of moving the site boundary along Station Road.

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Question 153

Should more direction on mitigation of potential harm to heritage assets be given in the DGs?

1. A list of generic suggestions on mitigation of potential harm to heritage assets could be useful.
2. The list could include reference to the heritage asset(s) and associated context(s) the suggested mitigation has been employed in before so that the reader can assess the appropriateness of the technique to another heritage asset or assets.

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Question 154

Should more direction on the mitigation measures required to conserve historic features such as ancient trees and hedgerows be set out in the DGs as suggested by Historic England?

1. A list of generic suggestions on mitigation required to conserve historic features as suggested by Historic England could be useful.
2. The list could include reference to the historic feature(s) and associated context(s) the suggested mitigation has been employed in before so that the reader can assess the appropriateness of the technique to another historic feature and context.

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Question 155

Has the potential impact on nature conservation/biodiversity been adequately addressed and in particular any potential effects on the River Frome SSSI?

1. The MSP *Site Assessment of AS25* states in *Criterion C5, Possible Mitigation* that:
It is noted that biodiversity impacts are expected to be minimal.
2. The SA in the section on page 153 titled *To maintain, conserve, and enhance biodiversity* it states in both the *European/International Designations* sections in the *Commentary* column that:
 - *No impacts expected*
 - *Site working and restoration has the potential to reduce the flow of nitrates into the groundwater, the Frome and ultimately Poole Harbour*
3. In the *Mitigation* column for both the *European/International Designations* the SA states that:
 - *No action required for working.*
 - *Consider restoration that will include some areas for nature conservation and not to be used for agriculture.*
4. There does not appear to be any mention of the River Frome SSSI in the *Site Assessment of AS25*.
5. There is no mention of the River Frome SSSI in the SA.
6. There appears to be no impact on biodiversity.
7. Site operation has the potential to reduce nitrates in the Frome and Poole Harbour.

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Question 156

Are any issues relating to bats, the River Frome SSSI and/or Poole harbour Ramsar site capable of mitigation to an acceptable level?

1. It would appear from the answer to question 155 that the proposed quarry may be of positive benefit to the River Frome and Poole Harbour through the reduction of nitrates passing into the river from the Station Road site with the termination of agriculture on the site.
2. There is no mention in the SA or in the AS25 Site Assessments of bats.
3. The SA *Preliminary Hydrological Risk Assessment* on page 161 states in the *Issues/Risks* column that:

*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.*

4. In the Mitigation column the SA states that:

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.

5. This would indicate that the Station Road quarry site will need incorporate a silt lagoon. From the figures submitted by the Woodsford quarry management to DCC when applying for land for a silt lagoon, a significant proportion of the Station Road site will need to be devoted to the creation of a silt lagoon.
6. This silt lagoon will take time to construct, operate and restore on completion of extraction operations.
7. A dedicated mechanism for monitoring the water passed from the silt lagoon into the Frome will be needed to show the Environment Agency that the water chemical content is acceptable.

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Question 157

Are there any other details that should be added to the DGs, including issues raised by statutory consultees and other representors?

1. Requirement for a silt lagoon. Developers should thoroughly assess the aggregates on the sites which they submit for aggregate extraction to assess the level of chemicals in the soil and the need for a silt lagoon.
2. As the Woodsford Quarry management have discovered, failure to this at the outset will create major operational problems due to the possible size of silt lagoon required.
3. River Terrace or Poole Formation. Developers should thoroughly assess the aggregates on the sites which they submit to find out the proportions of River Terrace and/or Poole formation sand and gravel which a nominated site may contain.
4. Water courses. Developers of sites should thoroughly assess the above and below ground water course which cross the land they are submitting for aggregate extraction. Failure to conduct this task can create significant operational problems once they have started extraction.