

# Bournemouth, Dorset and Poole

## Draft Mineral Sites Plan Update

May 2016





<b>Chapter 1 Introduction</b>	<b>4</b>
<b>Chapter 2 Aggregate Supply and Demand</b>	<b>10</b>
<b>Chapter 3 The Area of Search</b>	<b>16</b>
<b>Chapter 4 Puddletown Road Policy Area</b>	<b>20</b>
<b>Chapter 5 Update on Proposed Site Allocations</b>	<b>24</b>



# Chapter 1 Introduction

## Chapter 1 Introduction

### Introduction

**1.1** Minerals are an essential part of life that we all use and rely on as part of our everyday lives. However, they are a finite resource that can only be worked where they are found. Both nationally and locally it is vital that we manage and use our natural resources as sustainably as possible.

**1.2** To help achieve this the Bournemouth, Dorset and Poole Councils produced and adopted the Bournemouth, Dorset and Poole Minerals Strategy 2014. This document set out the strategy to guide mineral production, including how much was needed and the general areas it would come from. It did not however identify specific sites - this will be achieved through the Mineral Sites Plan, when complete and adopted.

**1.3** The Mineral Sites Plan will complement and support the Strategy primarily through:

- Identifying the specific sites that are needed to meet the future need for minerals in Bournemouth, Dorset and Poole and beyond over the next 10 to 15 years
- Contributing to the management of these sites, along with their restoration when the mineral has been extracted
- Protecting the current mineral operations which maintain supply and meet ongoing needs

### The Mineral Sites Plan - progress to date

**1.4** Work on the preparation of the Draft Mineral Sites Plan has been ongoing for a number of years. This has included a number of 'calls for sites' in which the Mineral Planning Authority invited landowners, the minerals industry, agents and anyone with an interest in land to nominate sites for consideration for inclusion as site allocations in the emerging Plan.

**1.5** In 2013, a number of these sites were put before the public for comments and discussion in the 'Bournemouth, Dorset and Poole Mineral Sites Plan Consultation – December 2013'. Following comments and further work, the 'Draft Mineral Sites Plan' was issued for consultation in July 2015. This included:

- Proposed site allocations
- A proposed Area of Search to assist in identifying unallocated aggregate sites should there be a demonstrable need for these
- The Puddletown Road Policy Area, to facilitate long-term and coordinated site restoration and management
- And proposals to refine and develop the safeguarding approach set out in the 2014 Minerals Strategy

## The 2015 Consultation

**1.6** During the consultation approximately 1300 responses were received from approximately 746 contributing consultees (individuals/organisations). Three petitions were received, focusing on the Moreton/Woodsford area.

**1.7** Some site proposals generated very high levels of public interest and opposition, in some cases combined with high levels of public support. The level of future aggregates supply as set out in the Draft Plan also attracted attention and opposition.

**1.8** The proposed Area of Search generated some discussion, primarily due to the way the area was drafted. The Puddletown Road Policy Area and the proposed safeguarding of sites received more technical comment/input. The comments made have been used to refine the approach and proposals of the Draft Mineral Sites Plan. This Draft Mineral Sites Plan Update 2016 sets out some of the ongoing changes and improvements, as follows.

## Draft Mineral Sites Plan Update 2016

**1.9** This document, as indicated by its title, is primarily an update of information that was presented in the 2015 Draft Mineral Sites Plan but also includes some new information.

**1.10** Updated information includes:

- The 2015 Draft Plan incorporated figures for aggregate provision and supply up to and including 2013. Figures for 2014 are now available and are included in this update, with indications of demand/supply and therefore need for site allocations over the Plan period
- Amendments have been made to the Area of Search and these are shown for consultation and comment - please note that this work is on-going and further changes are likely
- The 2015 Draft Mineral Sites Plan included some potential site allocations which were indicated as unlikely to be needed during the life of the Plan – it is now considered that some of these may be needed during the life of this Plan, and these are included for consultation and comment
- An extension to Swanworth Quarry in Purbeck has been proposed. Amendments have been offered to seek to reduce visual impacts, namely creating a tunnel as part of the linkage between the current quarry and the proposed extension. **Inclusion of this site does not mean that it is now included as a proposed allocation** – the proposal is still under consideration and is available for consultation and comment

**1.11** New information:

- A new aggregates site, Gallows Hill on the Puddletown Road, was nominated during the recent consultation and this is presented for consultation and comment

**1.12** Two reports have been prepared to summarise the comments made on the 2015 consultation. The first report lists the individual comments made to the text and policies with an officer response and where relevant an explanation of how the relevant part of the Mineral Sites Plan will be amended to address the comments raised. The second report summarises the key issues raised to each of the site options and officer response. Both reports are available to view on our website: <https://www.dorsetforyou.com/mineral-sites>

### How to comment on this Plan

**1.13** This update to the emerging Draft Mineral Sites Plan can be viewed online and you can comment on any part of the document. The period for reviewing the update and returning comments is: **26th May to 21st July, 2016.**

**1.14** Respondents are encouraged to comment online. Alternatively you can email you comments to: [mwdf@dorsetcc.gov.uk](mailto:mwdf@dorsetcc.gov.uk).

**1.15** If you do not have access to a computer you can complete a paper response form and send it to: Environment and Economy Directorate, Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ.

**1.16** Hard copies of this document are available to view at Dorset County Council (County Hall, Dorchester), Bournemouth Borough Council (Town Hall Annex) and the Borough of Poole (Civic Centre). Response forms will also be available at these locations. You may find it helpful to read this document alongside the Minerals Strategy 2014 and the Mineral Sites Plan 2015 Consultation, which are available to view on our website at: <https://www.dorsetforyou.com/mcs> and <https://www.dorsetforyou.com/mineral-sites> respectively.

### What happens next?

**1.17** Following this period of consultation, the issues raised and suggestions made will be considered, along with the comments made to the Draft Mineral Sites Plan (July 2015) and other evidence collected. A final draft version of the Plan, the Pre-Submission Draft Mineral Sites Plan, will be prepared. All the relevant supporting documents, such as the Sustainability Appraisal, the Conservation Regulations Assessment and so on will also be finalised.

**1.18** **The Minerals Site Plan is still in production. If any part of it, or any sites, has not been included in this 2016 Update Consultation, this does not mean that that part has been finalised. Work is still ongoing on all areas of the Plan.**

**1.19** Publications of the Pre-Submission Draft Mineral Sites Plan, the version of the Plan that the Mineral Planning Authority will submit to Government, is programmed to take place in early 2017 and this will have a final six week consultation. At this stage comments should be restricted to matters of 'soundness' or 'legal compliance' - (see our website for further details).



**1.20** After the formal period of consultation, the Draft Plan and any responses received will be submitted to the Secretary of State for independent examination, following the timetable set out below.

<b>Key Stage</b>	<b>When</b>
Mineral Sites Plan Consultation	December 2013 - February 2014
Draft Mineral Sites Plan	July 2015 - September 2015
Draft Mineral Sites Plan Update Consultation	26 May to 21 July, 2016
Publication of the Pre-Submission Draft Mineral Sites Plan	February 2017
Submission to the Secretary of State	March 2017
Examination	July 2017
Adoption	December 2017

**Table 1 : Bournemouth, Dorset and Poole - Draft Mineral Sites Plan - Preparation Timetable**

**1.21** Please note that while these dates are consistent with the current Local Development Scheme, they may be subject to change.



# Chapter 2 Aggregate Supply and Demand

## Chapter 2 Aggregate Supply and Demand

### Aggregate Supply and Demand

#### Updated Figures - Production and Landbank

**2.1** The Draft Mineral Sites Plan sets out figures for aggregate supply and demand up to the end of 2013. Since that Plan was produced, the figures for 2014 are now available and are as follows. At the end of 2014, the following sand and gravel sites had planning permission, with combined reserves (mineral in the ground with planning permission) of approximately 15.2 million tonnes.

Existing Aggregate Quarries		
Hyde Pit	Hurn Court Farm	Masters' Pit North and South
Trigon Hill Pit	Warmwell Quarry	Tatchells Quarry
Binnegar Quarry	Dorey's Pit	Hines Pit
Henbury Pit	Avon Common	Chard Junction Quarry
Moreton Pit	Woodsford Quarry	

**2.2** Production in 2014 was approximately 1,733,361 tonnes of sand and gravel, comprising approximately 1,170,024 tonnes of Poole Formation sand and approximately 563,337 tonnes of River Terrace sand and gravel.

**2.3** Reserves at the end of 2014 were approximately 15,198,422 tonnes of sand and gravel, comprising approximately 7,023,330 tonnes of Poole Formation sand and 7,463,000 tonnes of River Terrace sand and gravel.

**2.4** The Bournemouth, Dorset and Poole Local Aggregates Assessment (LAA) incorporating data and analysis for 2014 has not yet been prepared, **therefore no agreed local aggregate supply based on the most recent data has yet been established.** However, the rolling ten year average (the most commonly used measure of future demand) including 2014 data is 1.57 million tonnes per annum (mtpa) for all aggregates. This can be broken down to 1.05 mtpa for Poole Formation and 0.52 mtpa for River Terrace.

**2.5** Applying these rolling ten year average figures to the reserves at the end of 2014 gives an overall landbank at the beginning of 2015 of 9.7 years. For Poole Formation, this is 6.7 years and for River Terrace it is 14.4 years.

**2.6** It is estimated that production of sand and gravel from the end of December 2014 to the end of March 2016 has been approximately 2.1 million tonnes (assuming sales in 2015 and early 2016 were generally in line with those for 2014), giving a current permitted reserve of approximately 13.1 million tonnes. For Poole Formation, the current estimated reserves

are approximately 5.6 million tonnes and for River Terrace, 6.8 million tonnes. This reserve will continue to contribute to meeting demand, and will steadily decline unless new permissions are issued. The reserve will be added to when new sites are permitted.

**2.7** Applying the 2014 ten year average to the **estimated** 2016 reserves gives an **estimated** current landbank of 8.3 years for sand and gravel, down from 9.6 years at the start of 2015. If the rate of aggregate consumption is increasing more rapidly than estimated, the landbank will be less. The relevant figures for Poole Formation and River Terrace are 5.3 years (down from 6.7 years) and 13.1 years (down from 14.4 years) respectively.

	2011	2012	2013	2014	Current (estimated)
Poole Formation Sales	1,074,730	951,057	1,108,192	1,170,024	-
Remaining Poole Formation Reserve	9,895,061	9,564,168	9,219,330	7,023,330	5,600,000
<b>Poole Formation Landbank in years (based on 10 year average)</b>	<b>9.80</b>	<b>9.56</b>	<b>9.04</b>	<b>6.69</b>	<b>5.3</b>
River Terrace Sales	415,225	478,314	494,493	563,337	-
Remaining River Terrace Reserve	7,615,871	8,719,032	7,963,900	7,463,000	6,800,000
<b>River Terrace Landbank in years (based on 10 year average)</b>	<b>13.36</b>	<b>15.57</b>	<b>14.75</b>	<b>14.35</b>	<b>13.10</b>
Total Aggregate Sales	1,489,955	1,429,371	1,602,685	1,733,361	-
Total Remaining Reserve	17,510,932	18,283,200	17,183,230	15,198,422	13,100,000
<b>Landbank in years (based on 10 year average)</b>	<b>11.08</b>	<b>11.65</b>	<b>11.01</b>	<b>9.68</b>	<b>8.30</b>

Table 2 - Landbank Summary - Bournemouth, Dorset and Poole 2011 to present time

**2.8** It is important to note that the level of reserves for any quarry is normally revised annually by the operating company, during the course of working/extraction over that year. It therefore does not automatically follow that if the figure for production for one year (say, 2012) is subtracted from the previous year's (i.e. 2011) reserves, the result will equal the reserves remaining at the end of 2012. The table is intended to illustrate the increasing rate of production and corresponding decline in landbank as economic recovery progresses.

### **Application of Landbank Figures - Suggested Removal of River Terrace site allocations**

**2.9** A number of respondents to the 2015 consultation commented that since the River Terrace landbank is well above 7 years, there is no need to identify any River Terrace producing sites in the emerging Draft Mineral Sites Plan and instead attention should be focused on increasing the number of Poole Formation producing sites.

**2.10** The Mineral Planning Authority considers that Policy AS1 of the 2014 Minerals Strategy is the relevant policy on which future aggregates provision is based. This policy states that: *"An adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a landbank of permitted sand and gravel reserves equivalent to at least 7 years' worth of supply over the period to 2028, based on the current agreed local annual supply requirement for Bournemouth, Dorset and Poole"*. There was no intention when this policy was drafted of differentiating between River Terrace and Poole Formation aggregate and at the Examination into the Minerals Strategy there was no indication by the Inspector that such a differentiation applied.

**2.11** To comply with Policy AS1 at this time it is necessary to allocate both River Terrace and Poole Formation producing sites. As it happens, the levels of sales of Poole Formation aggregate are higher than that of River Terrace. It has been suggested that there is a growing demand for soft sand to be produced from Dorset as sand supplies in other counties are reducing. Dorset's soft sand has a regional market and is used for asphalt and other specialist uses as well as for general building purposes locally. River Terrace sand and gravel is less likely to travel as far and will supply a more local market, resulting in a lower demand. When considered separately, and applying the different rates of consumption, there is a relatively higher (i.e. longer) landbank for River Terrace aggregate.

**2.12** The Mineral Planning Authority does not consider that this justifies removing any potential allocations which are estimated to primarily comprise River Terrace sand and gravel. If the River Terrace sites in the Moreton-Crossways area were excluded from the emerging/proposed site allocations, the projected annual level of aggregate production over the lifetime of the Plan would fall well short of the local annual agreed aggregate production figures and the overall landbank, on which Policy AS1 of the Minerals Strategy is based could fall below 7 years. If aggregate production/sales continue to increase, the ten year average figure itself could steadily increase year on year. The 2015 Draft Mineral Sites Plan made the point in paragraph 4.17 that it was not enough just to allocate the 'absolute' tonnage required to meet the expected shortfall (as discussed in the next section) – it is necessary to ensure that as far as possible enough sites are allocated to meet the annual provision of aggregate.

**2.13** Policy AS2 of the Minerals Strategy commits to maintaining “a separate landbank for both Poole Formation and River Terrace aggregate equivalent to at least 7 years’ supply in each case”. The commitment is to maintaining a supply of ‘at least 7 years’ : there is nothing to prevent the landbank of either from being above 7 years. Paragraph 084 (Reference ID: 27-084-20140306) of Planning Practice Guidance confirms this by noting that “There is no maximum landbank level and each application for minerals extraction must be considered on its own merits regardless of the length of the landbank. However, where a landbank is below the minimum level this may be seen as a strong indicator of urgent need”.

**2.14** The Mineral Planning Authority therefore does not consider it appropriate or necessary to remove proposed River Terrace allocations on the grounds that they are not needed in landbank terms.

### **Meeting Future Demand - amount of aggregate to be planned for**

**2.15** If the Draft Mineral Sites Plan is adopted in 2017/18, to give it a 15 year life (plan period), this would mean an end date for the Plan of around 2032/33.

**2.16** If the end date of the Mineral Sites Plan is to be 2032, the amount of sand and gravel to be provided for will be 15 years (2017-2032) at 1.57 million tonnes per annum (applying the ten year average figure for aggregate production for the period 2005-2014):

$$15 \times 1.57 \text{ million tonnes} = 23.6 \text{ million tonnes}$$

**2.17** If the then existing reserve at the end of 2017, expected to be approximately 10 million tonnes<sup>(1)</sup>, is subtracted from this figure:

$$23.6 \text{ million tonnes} - 10 \text{ million tonnes} = 13.6 \text{ million tonnes}$$

**2.18** Therefore, to meet the provision of sand and gravel from the start of 2018 to 2032, at least 13.6 million tonnes will have to be provided for through new allocations.

**2.19** As already noted, it is unlikely to be enough to simply identify sufficient sites to provide just 13.6 million tonnes. The Plan will have to allocate enough sites to ensure a delivery rate of around 1.57 million tonnes per year over the entire Plan period. Ensuring this level of annual provision is likely to require that sites containing more than just 13.6 million tonnes of aggregate are identified.

---

1 Reserve at the end of 2014 = 15.2 million tonnes. Daily production in 2014 approximately was approximately 4,750 tonnes per day. Number of days from 1 January 2015 to 31 December 2017 is 1,096 days at 4,750 tonnes per day = 5,206,000 tonnes. Reserve at end of December 2017 is therefore estimated to be approximately 10 million tonnes **if no new sites are permitted.**



# Chapter 3 The Area of Search

## Chapter 3 The Area of Search

### The Area of Search

**3.1** During the 2015 Consultation, the Mineral Planning Authority set out proposals for an aggregates Area of Search, intended to provide additional flexibility in the provision of aggregate in Bournemouth, Dorset and Poole, particularly if demand increased and/or a shortfall developed. The Area of Search comprised of a policy, setting out the criteria to be met for a site to come forward through the Area of Search, together with a map illustrating the spatial extent of the proposed Area of Search.

**3.2** The Area of Search is intended to identify areas where the landscape and biodiversity constraints are considered to be less than in other areas of the Plan. The proposed Area of Search was displayed in Figure 3 of the 2015 Mineral Sites Plan. Although the supporting text indicated that biodiversity constraints had been removed, the fact that not all identified constraints had actually been removed from the map of the Area of Search led to criticism from a number of respondents.

**3.3** The Mineral Planning Authority is reviewing and amending the Area of Search in light of comments made. Biodiversity constraints, along with Country Parks, have been removed. There is still further work to be done to finalise the proposed Area of Search (both the policy and the actual spatial extent of the policy area) and the Mineral Planning Authority is continuing to work with relevant bodies such as Natural England to achieve this.

**3.4** Even though this is a work in progress and the final extent of the area has not yet been determined, the current proposed spatial area is set out below for consultation and comments are invited.

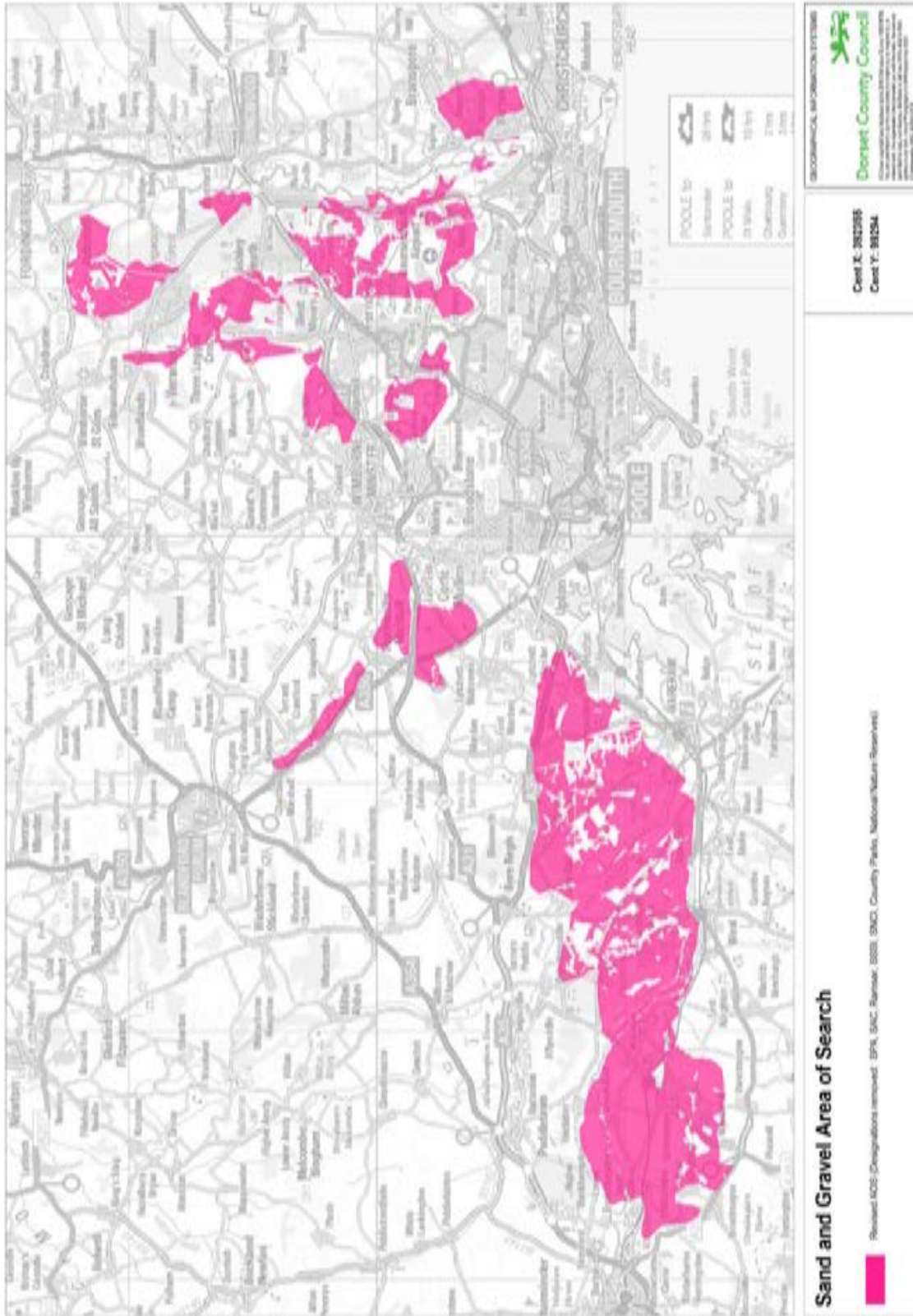


Figure 1 - Draft Revised Area of Search



# Chapter 4 Puddletown Road Policy Area

## Chapter 4 Puddletown Road Policy Area

### The Puddletown Road Policy Area

**4.1** The Puddletown Road Policy Area was included in the 2015 Consultation. This is a spatial area centred around the Puddletown Road and intended to facilitate a long-term and coordinated approach to development, restoration and management of land that will deliver benefits and improvements for landscape and biodiversity. The spatial extent of the policy area was based on the Heath Forest Mosaic Landscape Type, modified by considerations such as existing constraints and likelihood of location of future quarrying.

**4.2** The reception in the 2015 Consultation to this policy proposal was generally favourable. However, some comments were made regarding the boundaries of the Policy Area, suggesting that they be aligned with features on the ground to be more recognisable and defensible. It was questioned why houses to the south of the A352 should be included in this Policy Area.

**4.3** The original boundaries of the Policy Area were based on the boundary of the Heath Forest Mosaic Landscape Type. The Mineral Planning Authority accepts that boundaries based on features on the ground are more logical and defensible in this case such and is proposing to realign the boundaries as shown in the map below. The southern boundary now follows the A352 and does not go to the north or south of this road; the western boundary remains along the C6 from the junction with the A352 northwards to the intersection with the Piddle at Chamberlayne's Bridge; and the Piddle is the north-eastern boundary, from Chamberlayne's Bridge to the point where it crosses the A351 at Wareham.

**4.4** The Mineral Planning Authority wish to emphasise that while the line of the Piddle is proposed as one of these boundaries of the revised Policy Area, proposals coming forward through this policy must demonstrate that they are not going to have unacceptable impacts on this watercourse and its associated floodplain and habitats. Similarly, there should be no unacceptable impacts on the Frome and its associated floodplain and habitats to the south of the A352.



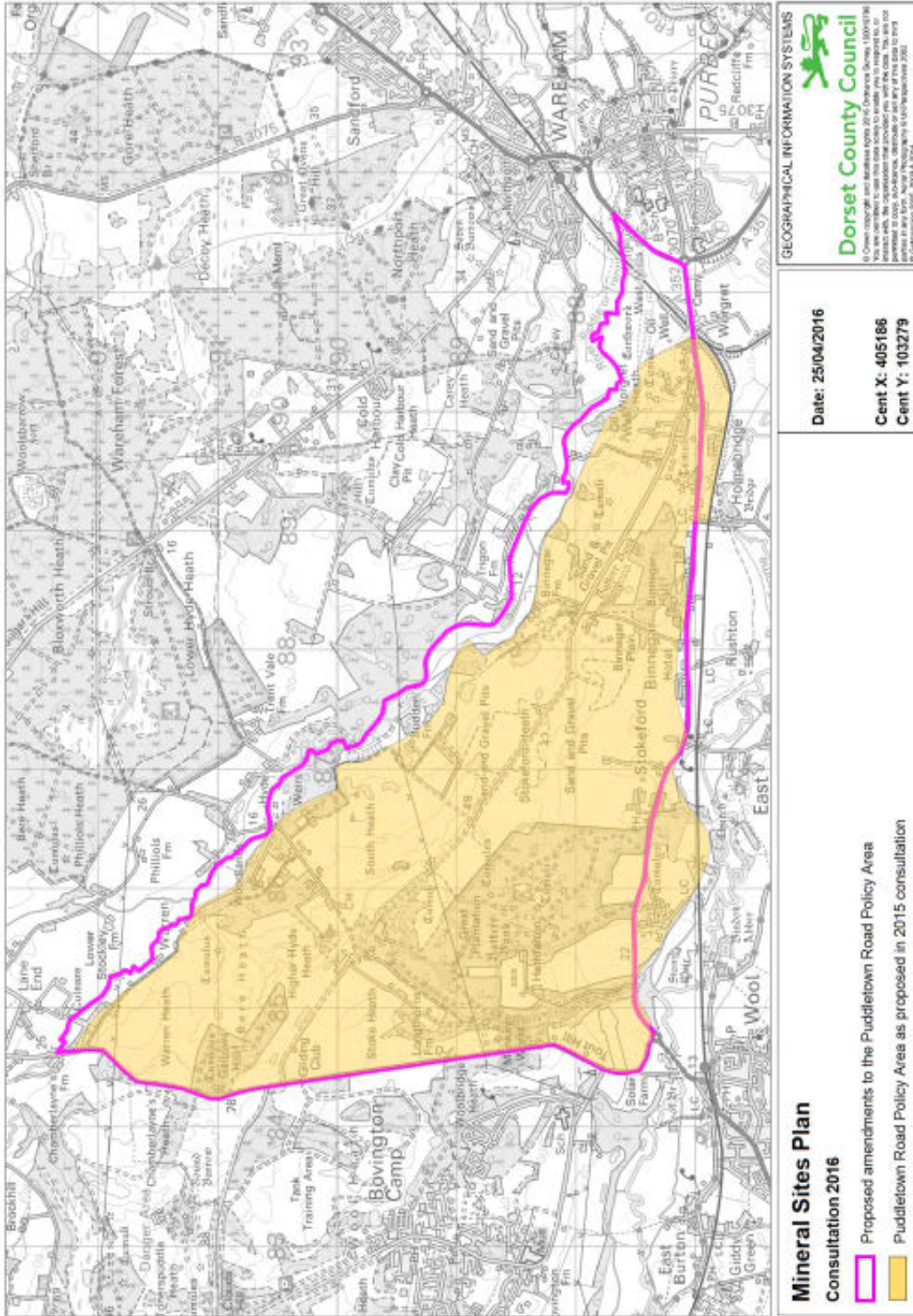


Figure 2 - Puddletown Road Policy Area - showing original boundaries and proposed amendments





# Chapter 5 Update on Proposed Site Allocations

## Chapter 5 Update on Proposed Site Allocations

### Update on Proposed Site Allocations

#### New Proposed Site Allocation:

#### AS28 - Gallows Hill

**5.1** Between Bere Regis and Wareham, a new proposed site allocation (consisting of two separate areas – Area A at Gallows Hill, south of Puddletown Road, and Area B north of Puddletown Road and east of the C6 Bere Regis road) has been nominated to the Mineral Planning Authority. These sites are shown on the attached plan. This proposed allocation will be assessed as any other new proposed site allocation. At present it is being called Gallows Hill A & B. Information available to date is as follows.

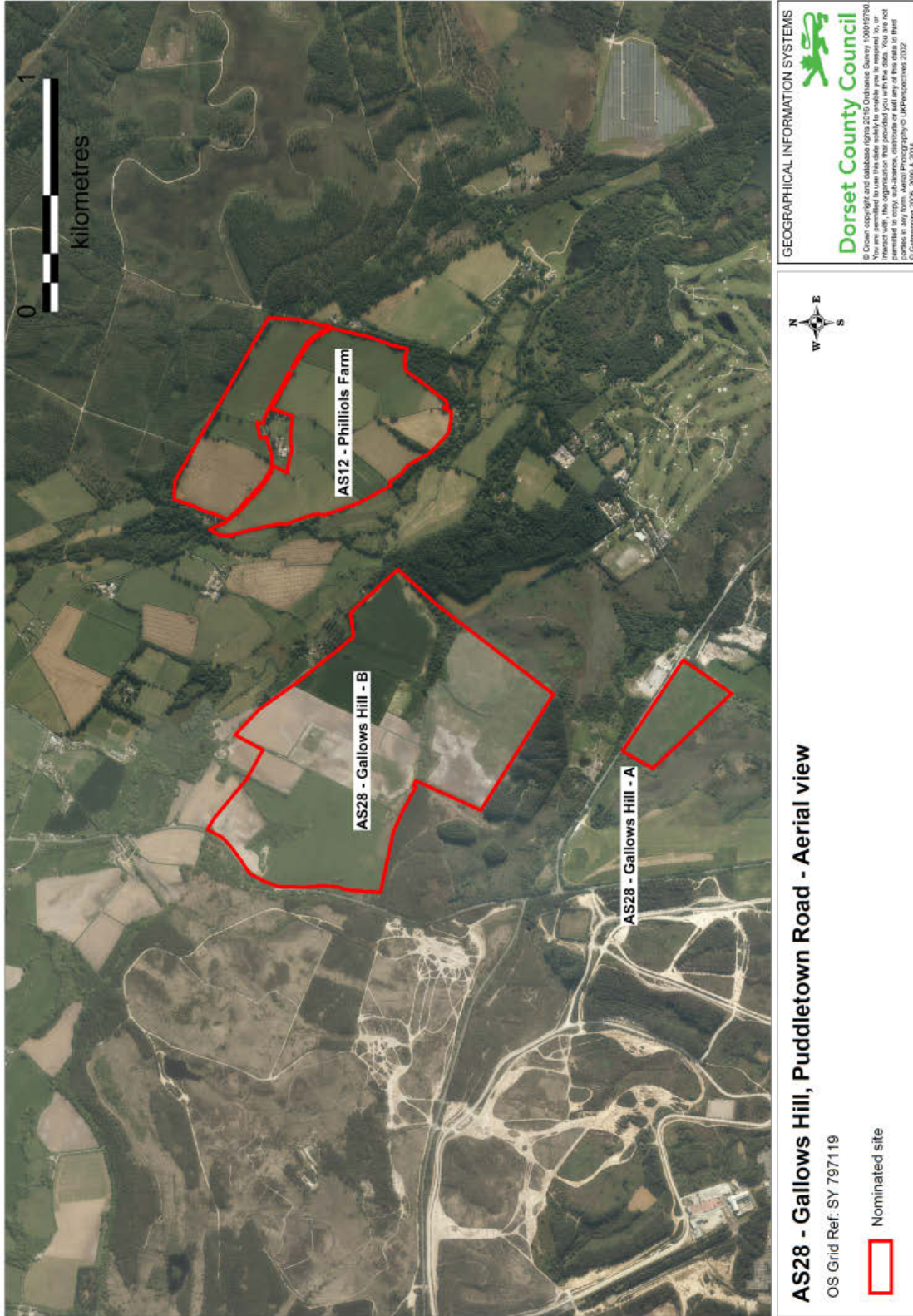


Figure 3 - AS28: Gallowts Hill - Aerial view



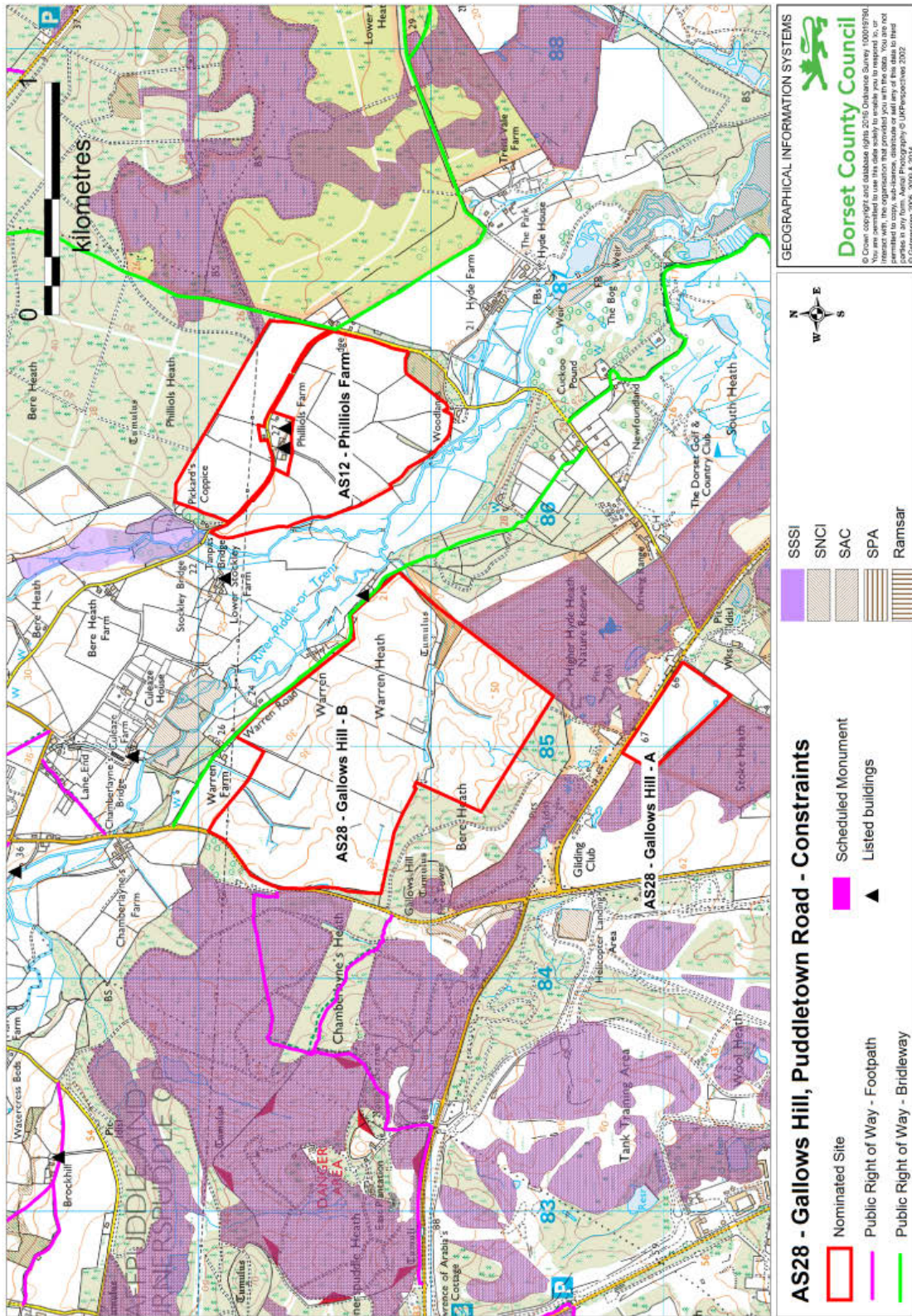


Figure 4 - AS28: Gallowts Hill - Constraints

### Site A - South of the Puddletown Road

**5.2** This site is the smaller of the two nominated areas at 8.1 hectares and is believed to contain approximately 1 million tonnes of soft sand. It was partially worked in the middle to late 1980s when the overlying sharp sand and gravel was removed

### Site B - North of the Puddletown Road and east of the C6 (Bere Regis to Bovington/Wool Road)

**5.3** This is a significantly larger area, considered to be primarily a preferred area within which there is potential for future mineral working although it is not expected that the whole area will ultimately be worked. Geological and environmental research would be undertaken during the period while Site A is being worked to identify land within Area B which would be suitable for the provision of soft sand on completion of Site A.

**5.4** The site nominee will be asked to supply further information on both these site proposals.

### Key Planning Issues

**5.5** Key issues include biodiversity and restoration. The ecology will have to be researched with reference to the use of the site for reptiles straying from the adjoining heathland. The pond on site is believed not to contain great crested newts, but may have to be subject to a full assessment which could not commence until Spring 2016. The restoration configuration would have to be considered whether there will be a permanent void or if the site can be fully or partially infilled. Dry heathland for sand lizard habitat on the south facing slopes could be provided.

### Other relevant operational and environmental issues:

- **Working:** the sand would be used to maintain production, as reserves at Masters Pit North become depleted. Phased working and progressive restoration would be proposed, potentially working west to east towards the access. Extraction could be 100,000 to 150,000 tonnes per year.
- **Processing Plant :** it would not be necessary to construct a static processing plant on site. The sand could be dry screened on site or washed at Holme Mineral Processing Plant in Master's North pit.
- **Access:** an existing access at the eastern end of the site would be used. Neither site is expected to contribute to cumulative traffic impacts, as Site A would be expected to follow on from Masters Pit and Site B from Site A.
- **Hydrology:** the water table is known to be at considerable depth and extraction would not be intended to breach the water table.

- **Heritage:** Site B as currently nominated contains a scheduled ancient monument and is in close proximity to a listed building. Impacts on these will be assessed and appropriate mitigation, including offsets, will be implemented.
- **Cumulative impacts:** It is noted that this proposal is close to the Philliol's Farm proposal with potential for cumulative impacts should they ultimately be worked simultaneously. This will be taken into account in the assessment.

## Status change in some proposed site allocations

**5.6** Paragraph 4.28 and Appendix D of the 2015 Mineral Sites Plan Consultation identified a number of proposed site allocations that had, at some point during the preparation of the Draft Mineral Sites Plan, been under consideration but were, in 2015, considered unlikely to be needed. However, the 2015 Consultation Plan did note (paragraph 4.28) that *“Should circumstances change during the Plan’s preparation (e.g. one of the allocated sites is withdrawn) or should there be a demonstrable shortfall in supply as referred to above, it is likely that some of these sites will need to be reconsidered and may need to be developed to meet any shortfall”*.

**5.7** Two factors indicate that some of these sites may need to be considered again. Firstly, there is a steady increase in the level of aggregate demand/production referred to above and illustrated in Table 2. Also, although it previously appeared that at least some part of AS-06 Great Plantation might be worked, it has become clear that given the sensitivities across the site it may be that the site is ultimately not workable, leaving a potential shortfall in projected future supply. The Mineral Planning Authority therefore need to consider alternative approaches to maintaining aggregate supply during the life of the emerging Plan.

**5.8** One way of doing this is the Area of Search, which as already discussed is still under consideration, subject to on-going amendments. The other approach is to consider additional alternative proposed site allocations. It may be that these will ultimately be identified as contingency allocations, to be brought forward in specific circumstances. However, the Mineral Planning Authority wish to make it clear that even though some of these were not considered during the 2015 Consultation it does not mean that they cannot be considered again. The following two sites are particularly relevant:



AS12 - Philliol's Farm, Wareham

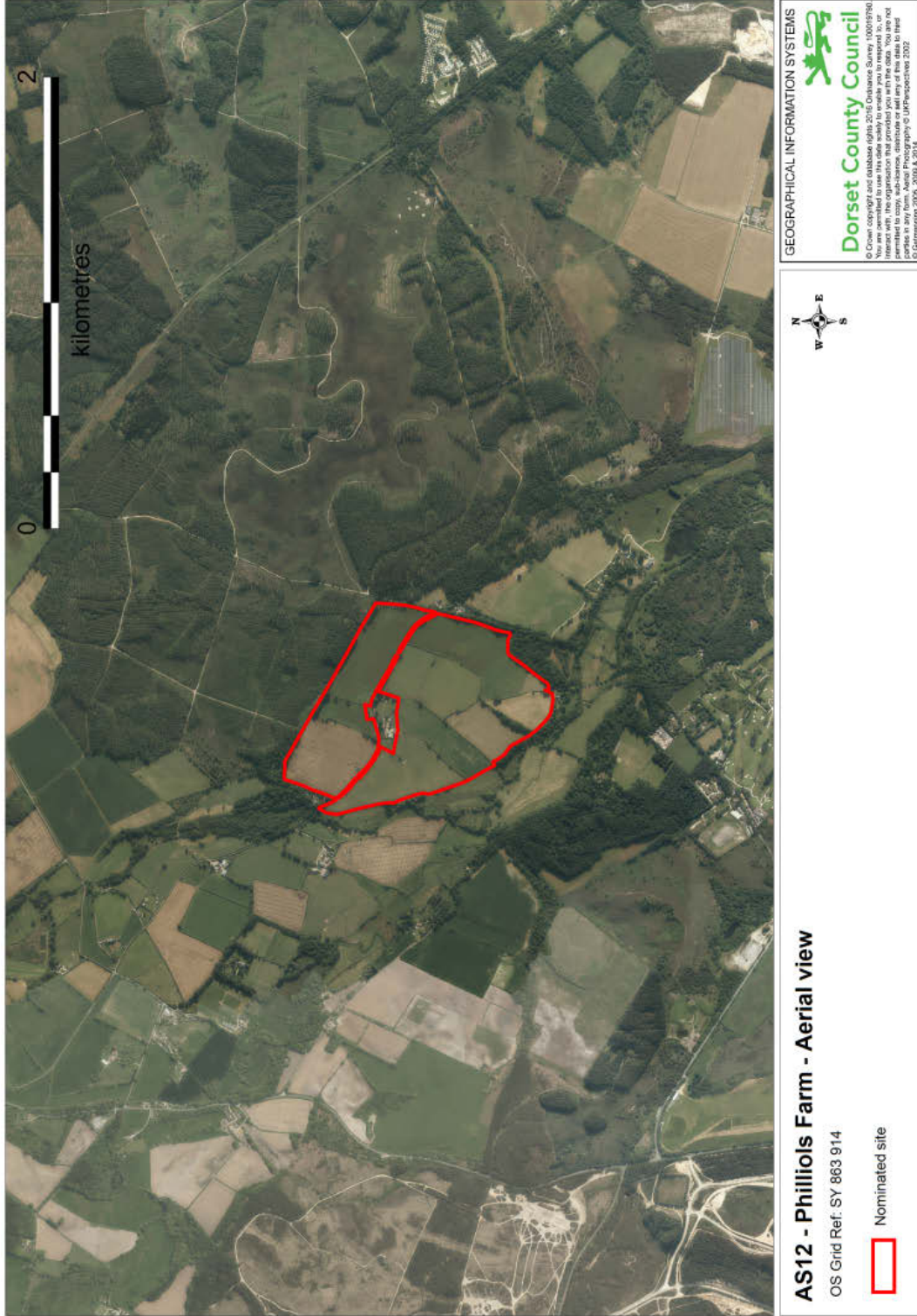


Figure 5 - AS12: Philliol's Farm - Aerial view



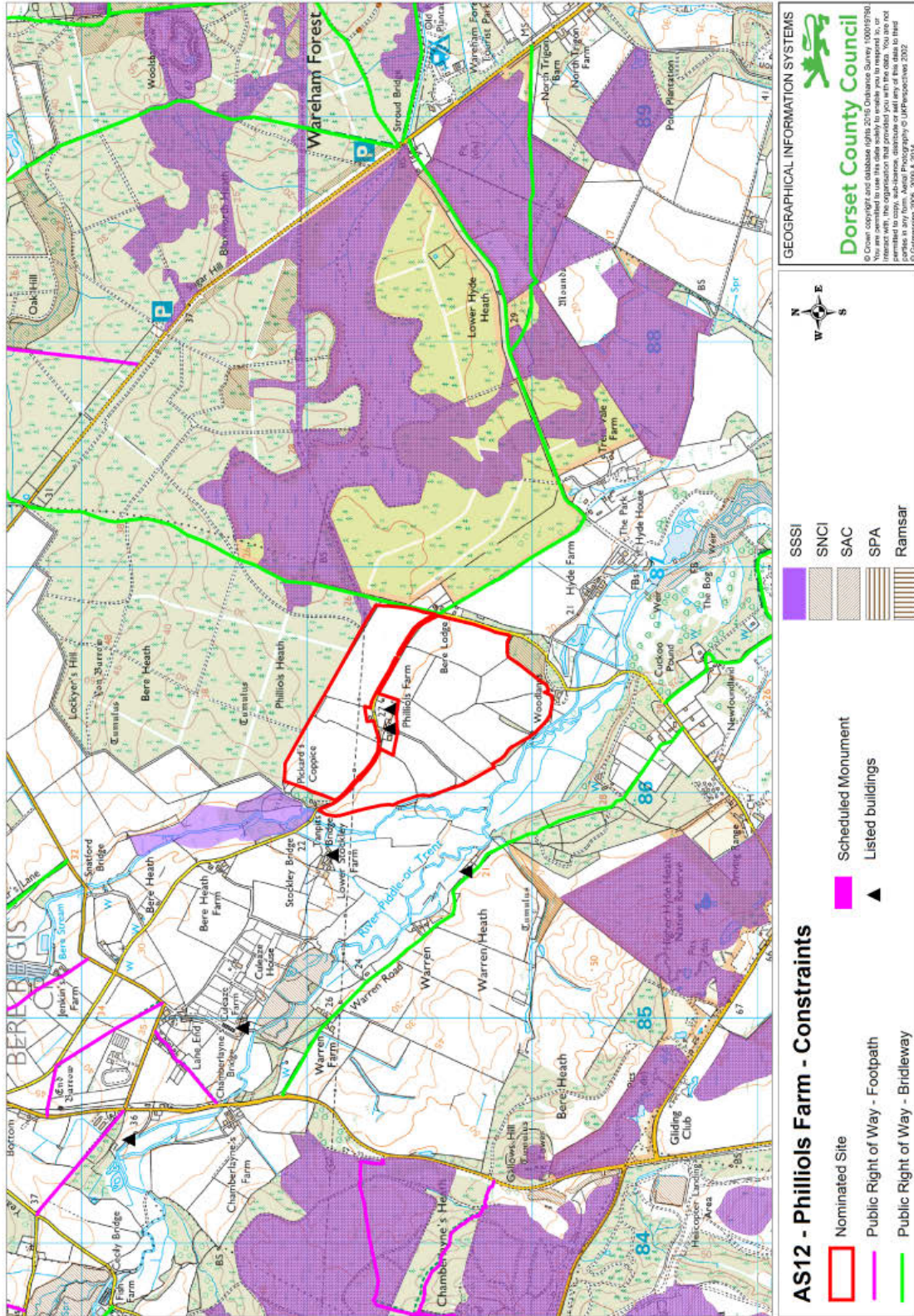


Figure 6 - AS12: Philliol's Farm - Constraints

**AS12 - Philliol's Farm, Wareham**

**Site Location:** Philliol's Farm, Bere Regis, Wareham

**Grid reference:** SY 863 915

**District Borough:** Purbeck District

**Parish:** Bere Regis CP

**Site area (approximate):** 67ha

**Estimated mineral resource:** 1.5 million tonnes

**Existing land use/cover:** Agriculture

**Proposed development:** Extraction of sand and gravel

**Proposed restoration:** Returned to agriculture at a lower level

**Reason for allocation:** The site may be a sustainable option for maintaining the supply of aggregate

**Development considerations:**

- Restoration to incorporate some measure of improved public access.
- Restoration to include benefits for nature conservation, including but not limited to improved habitat for the fairy shrimp and other wetland improvements.
- Restoration to include heritage benefits through improvements for the historic buildings at Philliol's Farm.
- Development to ensure impacts on biodiversity (including possible impacts on European designations and Annex 1 birds) particularly through construction/use of the haul road through the forest are identified and mitigated to the satisfaction of the Mineral Planning Authority.
- Any potential hydrogeological impacts, including on water levels in the ephemeral ponds supporting the Fairy Shrimp, to be fully identified and mitigated prior to development.
- Any noise/visual impacts on properties in the vicinity to be fully identified and mitigated prior to development.
- Any potential heritage impacts, including to archaeology and the listed buildings on the site, are to be assessed, identified and adequately mitigated prior to development.
- Landscape carrying capacity to be fully assessed and any impacts identified to be mitigated prior to development.

- Impacts on Best and Most Versatile agricultural land to be minimised and mitigated. Soil to be stripped and stored in accordance with best practice.
- Transport/traffic impacts, including cumulative impacts, to be fully assessed and adequately mitigated prior to development.
- Potential cumulative impacts, particularly with other mineral sites, to be identified and mitigated

**Comment:**

**5.9** It is expected that this site would be worked and the mineral transported out through Philliol's Heath to the C7 road to be processed at Tatchell's, near Wareham, or elsewhere to be agreed. 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), hydrology/hydrogeology, archaeology, landscape capacity, loss of BMV land, amenity (impacts on residences in the vicinity) and transport issues. Provided these issues can be addressed and mitigated to the satisfaction of the Mineral Planning Authority, the site could contribute sustainably to the supply of aggregate in Bournemouth, Dorset and Poole and beyond.



AS14 - Henbury Farm (Sturminster Marshall)

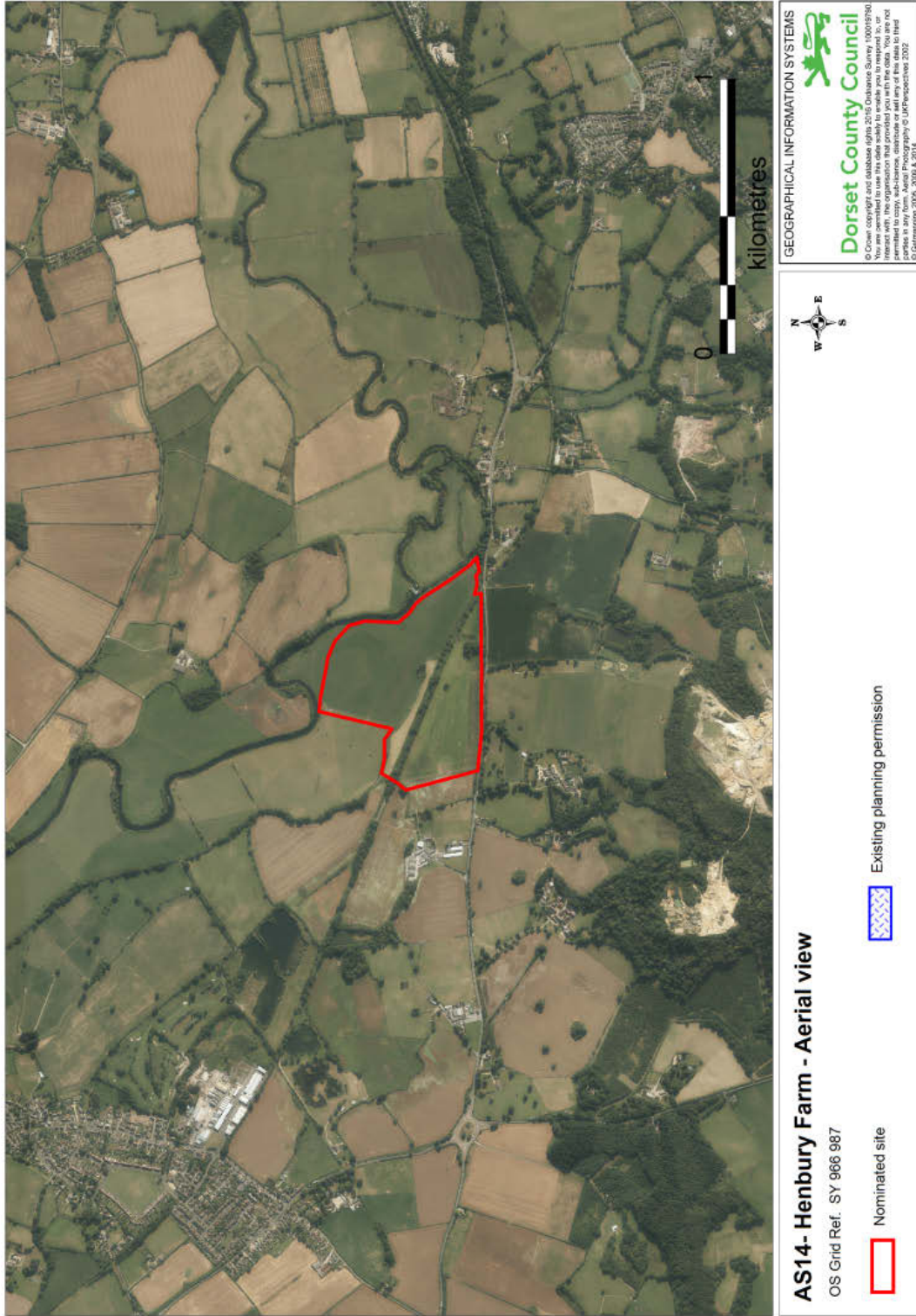


Figure 7 - AS14: Henbury Farm - Aerial view



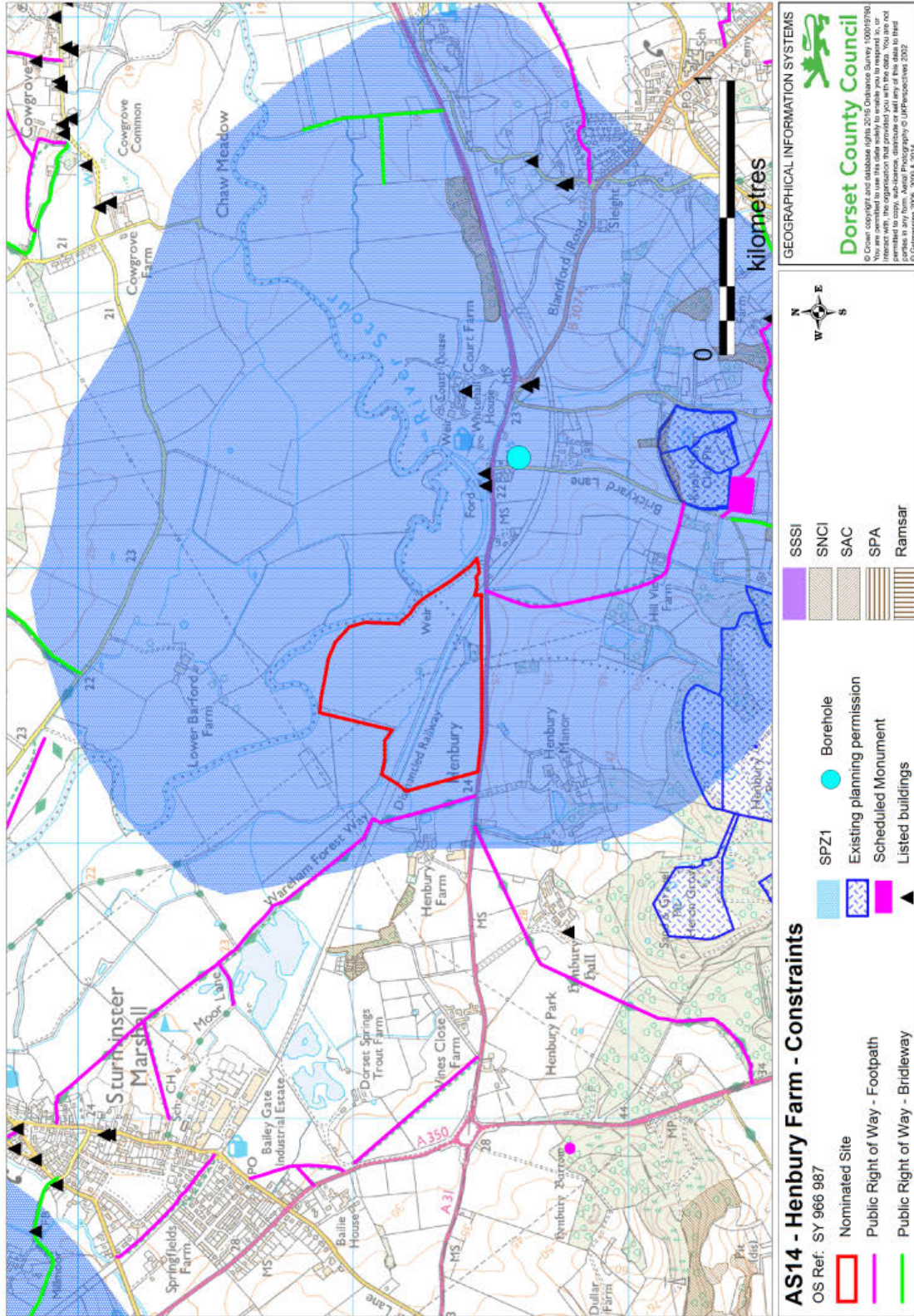


Figure 8 - AS14: Henbury Farm - Constraints

**Site Location:** Henbury Farm and Vines Close Farm, Sturminster Marshall

**Grid reference:** SY 959 989

**District Borough:** East Dorset District

**Parish:** Sturminster Marshall CP

**Site area (approximate):** Up to 70ha (area has varied)

**Estimated mineral resource:** Up to 3.0 million tonnes

**Existing land use/cover:** Primarily Agricultural

**Proposed development:** Extraction of sand and gravel

**Proposed restoration:** Agriculture/lakes/wetland

**Reason for allocation:** The site may be a sustainable option for maintaining the supply of aggregate.

**Development considerations:**

- Restoration to incorporate some measure of improved public access.
- Restoration to include benefits for nature conservation, including reducing visitor impacts on designated heathlands.
- Development to ensure impacts on biodiversity are identified and mitigated to the satisfaction of the Mineral Planning Authority.
- There are potentially very significant hydrological/hydrogeological impacts, including on River Stour and the Corfe Mullen Public Water Supply, which must be fully identified and mitigated prior to development.
- There are potentially very significant transport/traffic impacts relating to gaining satisfactory access to/from onto the A31. A full Transport Assessment will be required and any impacts are to be assessed, identified and adequately mitigated prior to development. This will include assessment of, and mitigation for, cumulative transport impacts along with impacts on rights of way, such as the Wareham Forest Way which crosses the site.
- Any potential heritage impacts, including to archaeology and listed buildings in the vicinity of the site, are to be assessed, identified and adequately mitigated prior to development.
- Possible impacts on the airport are to be considered and site to be developed and restored in a way that does not have any impact on airport.

- Landscape carrying capacity to be fully assessed and any impacts identified to be mitigated prior to development.
- Impacts on Best and Most Versatile agricultural land to be minimised and mitigated. Soil to be stripped and stored in accordance with best practice.

**Comment:**

**5.10** Key issues include impacts on the amenity of local residents, securing satisfactory access to and from site and ensuring no impacts on the potable water supply borehole at Corfe Mullen. Provided these issues can be addressed and mitigated to the satisfaction of the Mineral Planning Authority, the site could contribute sustainably to the supply of aggregate in Bournemouth, Dorset and Poole and beyond.



PK16 - Proposed Extension to Swanworth Quarry, Worth Matravers

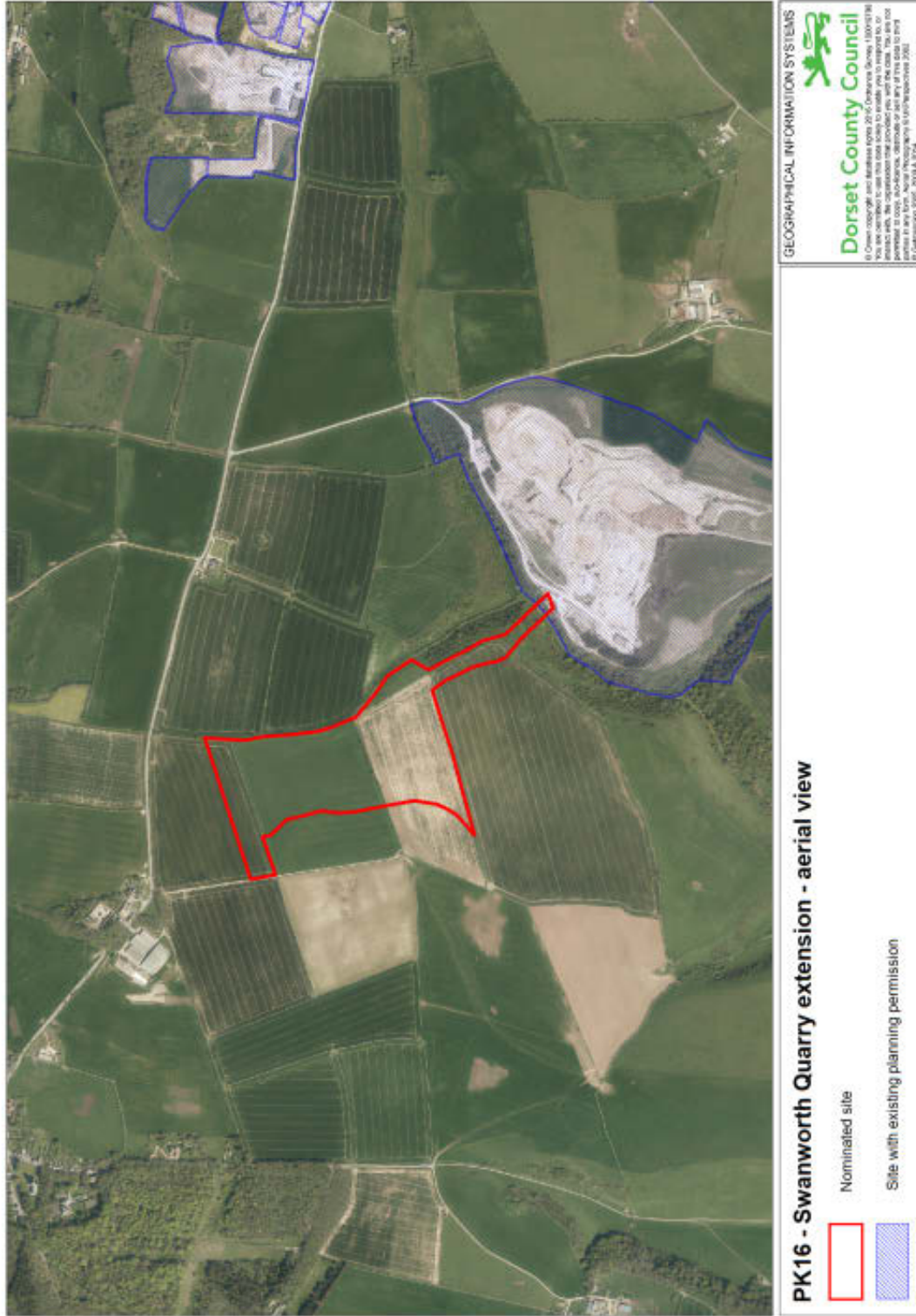


Figure 9 - PK16: Swanworth Quarry Proposed Extension - Aerial View



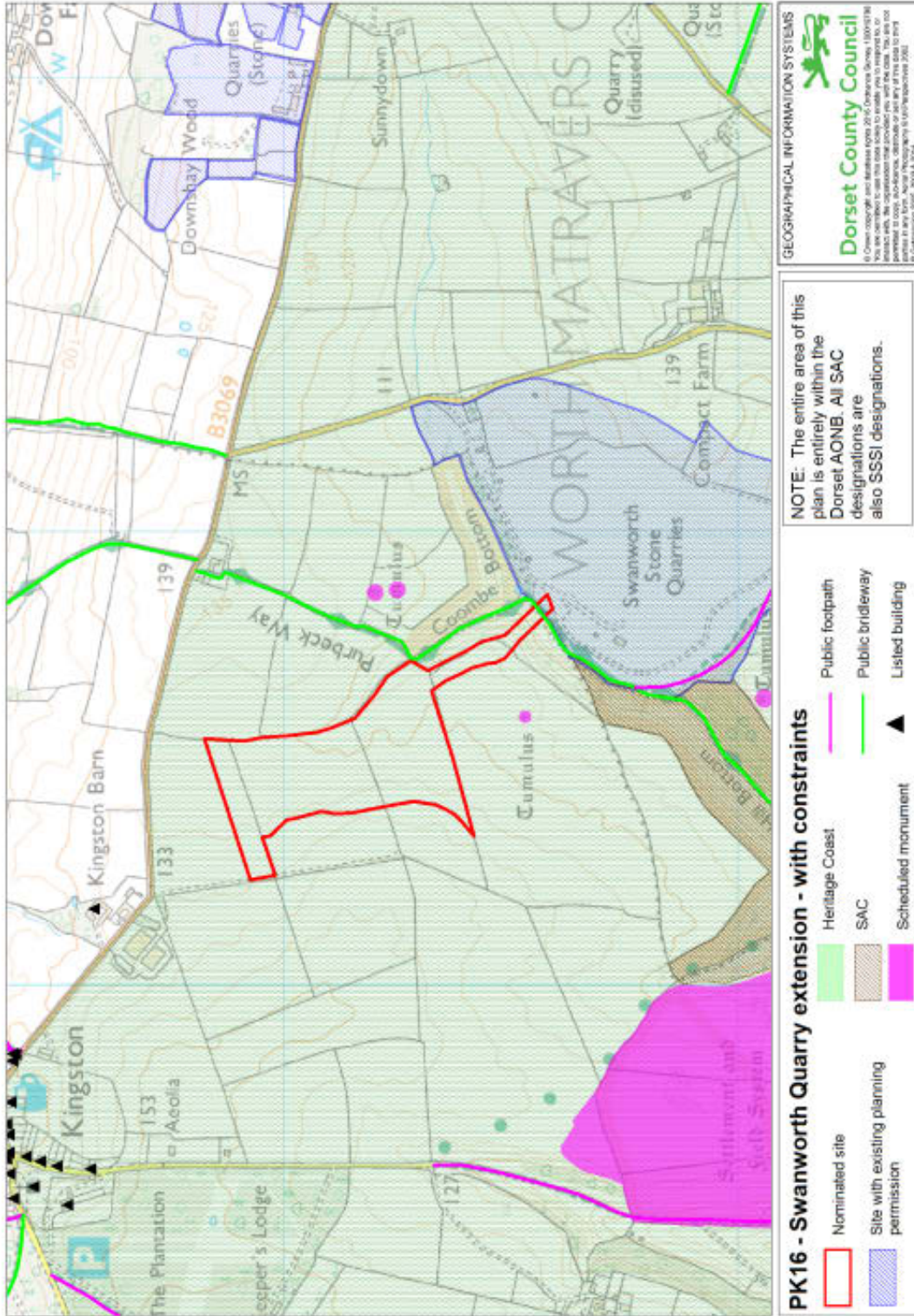


Figure 10 - PK16: Swanworth Quarry Proposed Extension - Constraints

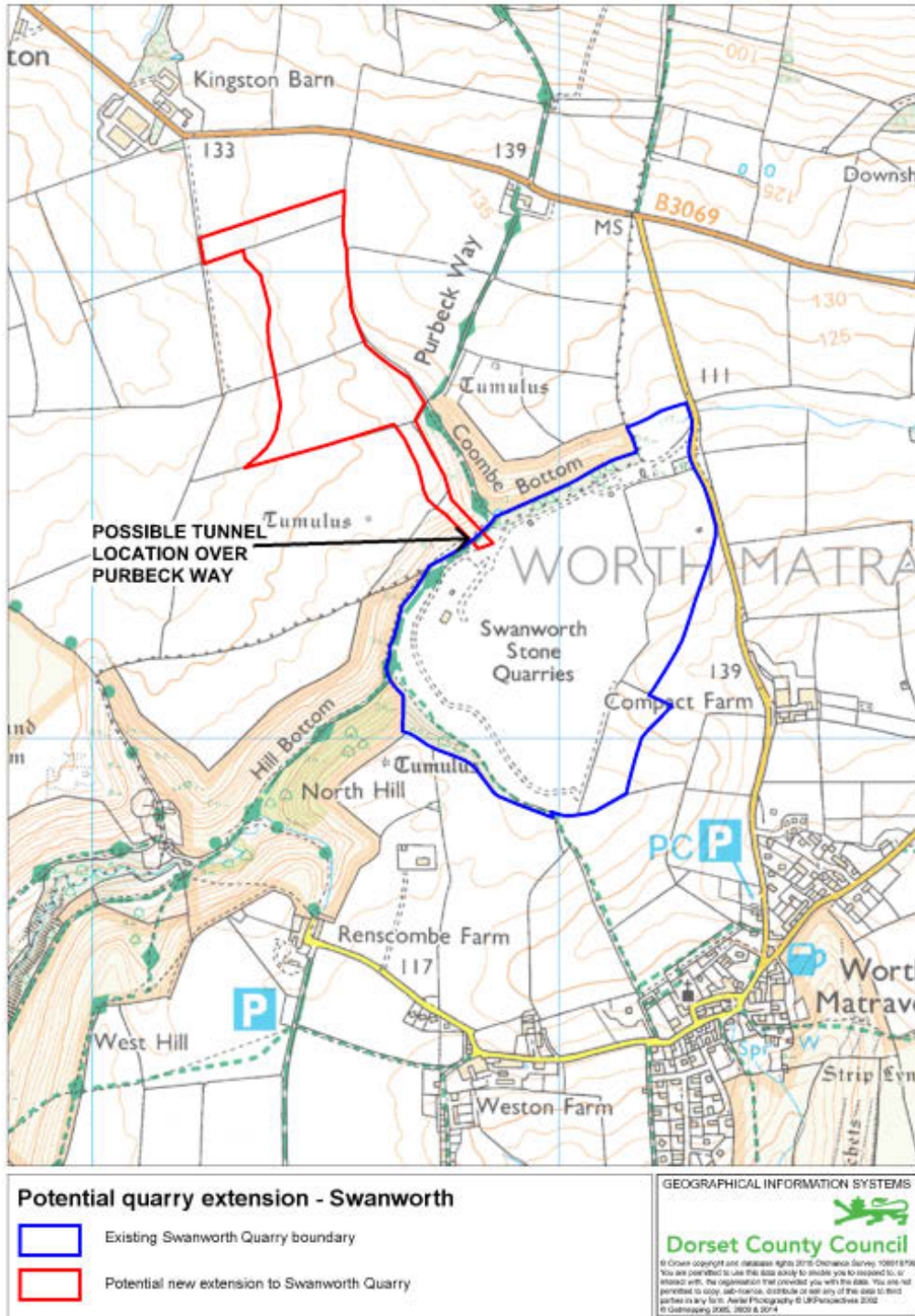


Figure 11: PK16 - Swanworth Proposed Extension - Location of proposed tunnel



### **PK16 Swanworth Quarry Proposed Extension, Worth Matravers, Purbeck**

**Site Location:** Adjacent to and north-west of existing Swanworth Quarry; existing quarry and proposed extension lie between the villages of Kingston (to the north-west ) and Worth Matravers (to south-east).

**Grid Reference:** SY 966 785

**Administrative Area:** Purbeck District Council

**Parish:** Corfe Castle CP

**Proposed development:** Extraction of limestone, from Portland beds

**Site Area:** approximately 14 ha

**Estimated annual output (tpa):** approximately 100,000 to 125,000 tpa

**Estimated reserve:** approximately 2.0 million tonnes

**Existing land use:** Agriculture

**Proposed Restoration:** Creation of a new Coombe/dry valley feature; nature conservation; possibly some agriculture

**Access:** Via existing Swanworth Quarry

**Estimated Traffic Movements:** As for current site – no intensification of development

**Reason for consideration of proposal:** The site has the potential to be a sustainable source of crushed rock products

#### **Development Considerations:**

- Restoration to contribute to improved public access
- Impacts on the Scheduled Monument(s) and their settings and on other archaeological features to be fully assessed and all necessary mitigation implemented. English Heritage to agree proposed mitigation
- Visual impacts and impacts on the landscape, including on the dry coombe, views from south and /west and on Area of Outstanding Natural Beauty. Full assessment of all impacts required and mitigation measures to be identified and agreed with Mineral Planning Authority
- Impacts on bridleway south and east of site. Further assessment required to consider how this can be mitigated
- A full Transport Assessment is required, with any impacts and their mitigation identified

- Identification and assessment of possible impacts, including noise impacts, on surrounding sensitive receptors (residences, settlements), with mitigation measures to be agreed with Mineral Planning Authority
- Impacts on biodiversity to be identified and mitigated to the satisfaction of the Mineral Planning Authority. Restoration to include benefits for nature conservation
- Hydrological/hydrogeological impacts, including potential impacts on drinking water supplies, to be fully identified and any necessary mitigation implemented prior to development.

### **Additional proposed use as Inert Landfill**

The Swanworth Quarry current site has planning permission as an inert landfill site, accepting processed, inert waste. An increase in this existing use as an inert landfill site has been proposed and is considered in more detail in the **Bournemouth, Dorset and Poole Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations 2016**, also out for consultation. See: <https://www.dorsetforyou.com/waste-plan> for further information.

### **Comment:**

Key issues include visual impacts and impacts on the landscape of the Area of Outstanding Natural Beauty and sustainable supply of crushed rock. Provided the identified impacts can be addressed and mitigated to the satisfaction of the Mineral Planning Authority, the site could contribute sustainably to the supply of crushed rock in Bournemouth, Dorset and Poole and beyond.