

Bournemouth, Dorset and Poole



Draft Mineral Sites Plan

July 2015



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1 Foreword & Executive Summary

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1.1 To be added...

2 Introduction

2 Introduction

What is this document?

2.1 This is the **Draft** Bournemouth, Dorset and Poole Mineral Sites Plan. When completed and adopted it will become, along with the Bournemouth, Dorset and Poole Minerals Strategy (Adopted in May 2014), the Bournemouth, Dorset and Poole Minerals Local Plan and will supersede the saved policies of the 1999 Minerals and Waste Plan.

2.2 In addition to preparing the Minerals Sites Plan, the Minerals and Waste Planning Authority is currently reviewing the Bournemouth, Dorset and Poole Waste Plan 2006. When the Minerals Sites Plan and the Waste Plan are completed and adopted, they will be the local planning strategy for minerals and waste development in Bournemouth, Dorset and Poole and will:

- provide the policy basis for investment in new minerals and waste development
- protect amenity and the natural environment as new development is guided to the most suitable locations
- minimise potential impacts of new development
- secure appropriate restoration of minerals or waste development

2.3 Until the Minerals Sites Plan and Waste Local Plan are adopted, the saved policies of the Dorset Minerals and Waste Plan 1999 and the Dorset Waste Plan 2006 will still comprise part of the statutory planning framework. The Adopted Policies Map and the National Planning Policy Framework are also part of the statutory planning framework.

2.4 Other documents which relate to but are not part of the planning framework include:

- The Statement of Community Involvement 2013, which sets out the standards and methods of consultation to be used in preparing development plan documents and determining planning applications
- The Minerals and Waste Development Scheme 2015, which sets out the programme for preparing the Minerals and Waste Development Framework
- Annual Monitoring Reports (monitoring progress with production of the Local Plans and implementation of policies);

Status and use of the Mineral Sites Plan.

2.5 The Mineral Sites Plan is still at a relatively early stage of preparation⁽¹⁾ and only becomes a material consideration when it is formally published. The 'weight' to be given to it in making planning decisions will increase as it moves through the various stages of production and consultation. When complete and adopted, it will primarily identify the locations of future mineral development required to deliver the 2014 Minerals Strategy and will be part of the policy framework for determining planning applications for specific sites for future mineral production.

1 Regulation 18, The Town and Country Planning (Local Planning) (England) Regulations 2012

How is it being developed?

2.6 Minerals development is implemented through the actions of the private sector - the minerals industry. This Plan is intended to facilitate the operation of the minerals industry and to provide clarity to all stakeholders over future minerals development in Bournemouth, Dorset and Poole. It will contribute to the delivery of the minerals needed for the economy, guide development to the most suitable locations and give local communities information regarding the location of future development.

2.7 To identify potential future sites, a number of 'Calls for Sites' were made in which the Mineral Planning Authority wrote to a range of interested parties, including landowners and agents and mineral and waste operators, asking them to nominate land that could be developed for minerals extraction/production purposes. This was considered to be the most effective approach as it ensured that all sites for consideration had a willing landowner and/or promoter.

2.8 A number of sites were suggested in response to these requests. These have gone through various stages of consultation and assessment; some have been withdrawn by the nominees and others have received planning permission and are already being developed. The remaining sites are continuing to be assessed with a view to their suitability for development.

2.9 This Plan indicates those sites (Appendix A) that the Mineral Planning Authority considers most suitable for future provision of minerals. It also sets out (Appendix D) those sites that the Mineral Planning Authority does not consider appropriate for further consideration at this time.

Sustainability and Environmental Assessment of the Mineral Sites Plan

2.10 The Mineral Sites Plan is required to undergo both a Sustainability Appraisal (SA) and a Conservation Regulations Assessment (CRA)⁽²⁾. These are being prepared as an integral part of the preparation of the overall Plan.

2.11 The Mineral Planning Authority is required to conduct an environmental assessment in accordance with the requirements of European Directive 2001/42/EC. This must include 'assessment of the effects of certain plans and programmes on the environment' (the Strategic Environmental Assessment or SEA Directive). Extending this to carrying out a sustainability appraisal (SA) broadens the concept of SEA to include economic and social impacts. SA is a means of assessing the potential impact of the Mineral Sites Plan on the environment, the economy and society. The appraisal is based on a framework of sustainability objectives and indicators derived from the Waste and Minerals Sustainability Appraisal Scoping Report (March 2015)⁽³⁾.

2 The Conservation of Habitats and Species Regulations 2010; SI 2010 No. 490

3 (See: <https://www.dorsetforyou.com/354652>)

2.12 The Minerals Strategy provides the guiding spatial strategy for the Sites Plan up to 2028. This has already undergone sustainability appraisal. Appraisal of the individual mineral sites was published for each site in the previous consultation⁽⁴⁾. For the current consultation the sites and emerging policies have been further assessed against the Sustainability Objectives and the results were used to assist in forming an opinion as to which sites should be included in the Mineral Sites Plan. The assessments are available for comment as part of this consultation.

2.13 The Conservation of Habitats and Species Regulations (2010) require that a competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site's conservation objectives⁽⁵⁾.

Previous consultation

2.14 All the sites were presented for public comment during the last consultation, from December 2013 to February 2014. This was intended to allow all stakeholders to see the range of sites under consideration and the Mineral Planning Authority did not at that stage express a view as to the suitability of any of the sites that had been nominated for consideration. Since the last consultation, the nominated sites have undergone further assessment, including taking into consideration comments made during the consultation. The current document and consultation indicates the sites which the Mineral Planning Authority currently proposes for future development.

What period will the Mineral Sites Plan cover?

2.15 The Minerals Strategy covers a period up to and including 2028. The Mineral Sites Plan is integral with the Minerals Strategy and so one approach is for it to also cover the period up to and including 2028. However, this would only give an 11 year plan period from the time of its adoption in 2017. Since planning documents normally have a minimum plan period of 15 years, an alternative option would be for the Mineral Sites Plan to have an end date of 2032.

2.16 Although the last 4 years would be beyond the timescale of the Minerals Strategy it is reasonable to assume that the strategic framework established by the Minerals Strategy would still be relevant and applicable and would support the Mineral Sites Plan with an end date of 2032. In either case, it is expected that the Minerals Strategy and the Mineral Sites Plan would have been reviewed by then.

4 (See: http://consult.dorsetforyou.com/portal/minerals_and_waste/mineral_sites_plan?tab=files)

5 (Regulation 61 (1))

Question 1

Do you agree that the Mineral Sites Plan should have an end date of 2032 to ensure a 15 year plan period, even though the Minerals Strategy only covers the period to 2028?

Implementation and Monitoring

2.17 The Plan will be monitored to review its implementation and to assess how effectively its policies are performing and the results of the monitoring will be published at least annually. The general structure of the Monitoring Framework is set out in Chapter 7 of the Plan.

3 Vision, Objectives and Strategy

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Vision, Objectives and Strategy

3.1 Chapter 4 of the Minerals Strategy sets out a Vision for mineral extraction in Dorset, supported by six Objectives. Chapter 5 describes the spatial strategy for meeting the need for minerals, identifying in general terms where mineral development would be located and how much would be provided. It notes that the Mineral Sites Plan will develop this Strategy further by identifying specific sites, providing a level of certainty to local residents, the minerals industry, land and minerals owners and other interested stakeholders as to where future minerals development is likely to take place.

3.2 Policy SS2 - Identification of Sites in the Mineral Sites Plan - of the Minerals Strategy notes that the new minerals sites will be primarily identified through Mineral Sites Plan although permission will be granted for unallocated (windfall) sites where it can be demonstrated that there is a need that cannot be met within allocated sites and where development would not prejudice the delivery of allocated sites.

3.3 Since the Mineral Sites Plan is required to conform to the Minerals Strategy and is intended to identify the sites and locations required to deliver the Strategy, it has been prepared in accordance with the Vision, Objectives and spatial approach set out in the Minerals Strategy.

4 Existing and Proposed Mineral Sites

4 Existing and Proposed Mineral Sites

Relationship with Minerals Strategy

4.1 The policies in the Mineral Sites Plan allocate specific sites for development, identify more general areas considered to be potentially suitable for development and facilitate the supply of minerals in the Plan area. The specific allocations do not equate to the grant of planning permission and any proposal for the development of an allocated site will still need to secure planning consent. The Minerals Sites Plan is integral with the Minerals Strategy and a requirement of the development of any of the sites allocated through this Plan is that the development is in accordance with the policies of the Minerals Strategy.

Structure of the Plan

4.2 In this Plan, site allocation policies are numbered MS-1 to MS-7 - the exception being Policy MS-2, which allocates a sand and gravel Area of Search. Policy MS-8 relates to the Puddletown Road Area Policy and Policy MS-9 relates to mineral sites and infrastructure safeguarding. Site allocations are set out by mineral type and, for each mineral type⁽⁶⁾, comprise a policy allocating new sites or extensions to existing sites, along with a location plan indicating the locations of the allocated sites and where appropriate some supporting text.

4.3 In addition to this, further information on the site allocations can be found in Appendix A. This further information comprises, for each allocated site, a summary of key information about the allocated site along with an Inset Map showing the site in more detail. Appendix B contains site nominations recently received and not yet assessed. These are included for information only at this stage. Appendix C contains further information on safeguarding and Appendix D sets out sites not being progressed through the Plan.

Development Considerations for each site allocation

4.4 The summary of key information associated with the Inset Map for each site in Appendix A includes a section entitled 'Development Considerations'. These Development Considerations are derived from the Sustainability Appraisal which has been carried out for each site. They identify the key issues or likely impacts associated with the development of that site. The Inset Map and associated information and Development Considerations are integral with the policy to which each one relates. Each site allocation policy must be read along with the associated Inset Maps and Development Considerations for the sites to which the policy relates.

4.5 It is expected that the development of each site will address these issues and mitigate the identified impacts, although at this stage it is too early to specify exactly how this will be done. The most appropriate development approaches are expected to be identified at the planning application stage, from the detailed site appraisals and Environmental Impact Assessment (EIA) work that will be carried out prior to the development of each site. This work will identify what effects the development is likely to have and how such effects should

6 With the exception of Crushed Rock, for which there is not at this stage a formal site allocation.

be addressed and impacts mitigated. All assessment information and suggested mitigation measures should be clearly identified and form part of pre-application discussions and consultation with the local community.

Question 2

Is this approach of 'separating' the allocation policies from the associated Inset Maps and Development Considerations, and putting the latter in an Appendix at the back of the Plan, the most appropriate? It is meant to make the Plan easier to read, but is it clear that the Inset Maps and Development Considerations are integral with the relevant allocation policies and are to be read together?

Would some other presentation approach, such as putting all the relevant Inset Plans and Development Considerations right after their Policies, be more appropriate?

4.1 Sand and Gravel

Baseline position and committed sites

4.6 Policy AS1 of the Minerals Strategy provides that the supply of locally extracted sand and gravel will be sourced from:

- existing permitted sites
- new sites, including extensions, as identified in the Mineral Sites Plan, and
- new sites not identified in the Mineral Sites Plan, provided certain criteria are met.

4.7 The new sites or extensions to existing sites that will contribute to meeting demand are identified below.

Supply and demand

4.8 At the end of 2013⁽⁷⁾, the following sand and gravel sites had planning permission, with combined reserves (mineral in the ground with planning permission) of approximately 17.2 million tonnes.

- Binnegar Quarry
- Dorey's Pit
- Hines Pit
- Hyde Pit
- Masters' North and South
- Trigon Hill
- Warmwell Quarry

⁷ This is the most recent accurate information on aggregate reserves and production held by the Mineral Planning Authority. More accurate information will be available after the Aggregate Minerals Survey 2014 (to be carried out in 2015) is completed.

- Tatchells Quarry
- Henbury Pit
- Avon Common

4.9 It is estimated that production of sand and gravel from the end of December 2013 to the end of March 2015 has been approximately 2.0 million tonnes (assuming sales in 2014 and early 2015 were generally in line with those for 2013), giving a current permitted reserve of approximately 15.2 million tonnes. This reserve will continue to contribute to meeting demand, and will be added to when new sites are permitted.

4.10 Demand for aggregates will also be met from new site allocations. Policy AS1 of the Minerals Strategy commits to the provision of a 7 year landbank based on the current agreed local annual supply requirement for Bournemouth, Dorset and Poole. The local annual supply requirement is established annually through the Local Aggregates Assessment and is currently the average of the previous 10 years of production. The current figure, for the period up to the end of 2013, is 1.56 million tonnes per annum.

4.11 If the end period of the Mineral Sites Plan is to be **2028**, and assuming adoption in 2017, the amount of sand and gravel to be provided for will be 11 years (2017-2028) at 1.56 million tonnes per annum:

$$11 \times 1.56 \text{ million tonnes} = 17.2 \text{ million tonnes}$$

4.12 The existing reserve at that time must be subtracted from this figure. The **estimated** reserve as of March 2015, as noted above, is 15.2 million tonnes. Adoption of the Mineral Sites Plan is expected to be in April 2017. The **estimated** reserve around April 2017 is expected to be approximately 12.0 million tonnes⁽⁸⁾. Therefore the Plan needs to provide for

$$17.2 \text{ million tonnes} - 12 \text{ million tonnes} = 5.2 \text{ million tonnes.}$$

4.13 To meet the provision of sand and gravel **from 2017 to 2028**, at least **5.2 million tonnes** will have to be provided for through new allocations.

4.14 If the end period of the Mineral Sites Plan is to be **2032** (15 years from adoption, assuming adoption is in 2017), the amount of sand and gravel to be provided for will be 15 years (2017-2032) at 1.56 million tonnes per annum (mtpa):

$$15 \times 1.56 \text{ million tonnes} = 23.4 \text{ million tonnes}$$

4.15 When the existing reserve (in 2017, as set out above) is subtracted from this figure:

$$23.4 \text{ million tonnes} - 12 \text{ million tonnes} = 11.4 \text{ million tonnes.}$$

4.16 To meet the provision of sand and gravel **from 2017 to 2032**, at least **11.4 million tonnes** will have to be provided for through new allocations.

8 Derived as follows: 15.2 million tonnes - (24 months X 133,000 tonnes sand and gravel produced per month, based on 2013 data) = 12.0 million tonnes (approximately)

4.17 However, it is not enough to simply identify sufficient sites to provide just 5.2 or 11.4 million tonnes. The Plan will have to allocate enough sites to ensure a delivery rate of 1.56 million tonnes per year over the entire Plan period, whether to 2028 or 2032. Ensuring this level of annual provision will require that sites containing more than just 5.2 million tonnes or 11.4 million tonnes are identified and allocated.

Allocations for sand and gravel

4.18 The sites allocated through Policy MS-1 are estimated to be able to provide approximately 17 million tonnes. This figure will be subject to amendment. In addition to the existing permitted reserves (by April 2017) of approximately 12 million tonnes, this will provide a total supply of some 29 million tonnes over the plan period. This amount, along with the Area of Search designated in Policy MS-2 and described below, is considered to be adequate to meet the need for sand and gravel in the period to 2028 or 2032.

4.19 The locations of the sites allocated through Policy MS-1 are shown on Figure 1 and are as follows:

- i. Binnegar Quarry - land at Binnegar, both north and south of Puddletown Road, has been quarried over the course of decades and the current proposal is a southward extension of current workings. Current land use is woodland and pasture/grassland. Development of this site will need to address, among other things, ecological and archaeological constraints and ensuring mitigation of possible impacts on buildings to the south.
- ii. Hurn Court Farm Quarry, Hurn - a proposed extension of an existing quarry onto predominantly agricultural land to the west of the current site. Development of this site will need to address, among other things, mitigation of impacts on surrounding buildings and ensuring no risk of birdstrike for the adjacent airport.
- iii. Tatchells Quarry, Wareham - a proposed extension of an existing (though not currently operational) quarry onto agricultural land adjacent to part of the current site. The proposed site is small but relatively unconstrained.
- iv. Woodsford Quarry, Woodsford - a proposed extension of an existing quarry onto predominantly agricultural land to the north east of the current site. Development of this site would provide the benefit of reducing flows of nitrate fertilisers into Poole Harbour, via the River Frome which is adjacent to the site.
- v. Trigon Hill Extension, south of Wareham - a proposed extension of an existing quarry onto agricultural/forestry land adjacent to the current site. There are a range of issues, including landscape and visual impacts, ecological and hydrological, that will require further assessment and mitigation.
- vi. Roeshot, Christchurch - a proposed extension to a planned quarry, in Hampshire, westward onto predominantly agricultural land in Dorset. This is a relatively unconstrained site, but traffic impacts will be carefully considered.
- vii. Station Road, Moreton - a proposed quarry in agricultural land.
- viii. Hurst Farm, Moreton - a proposed quarry in agricultural land. It is adjacent to the Woodsford extension proposed site and development of this site would similarly provide

the benefit of reducing flows of nitrate fertilisers into Poole Harbour, via the River Frome which is adjacent to the site.

- ix. Great Plantation is an area of land south of the Puddletown Road and adjacent to the existing Hyde Pit, nominated for sand and gravel extraction. The area is illustrated on Inset Map AS-06 in Appendix 1. There are various heritage and ecological designations on and around the nominated site area and the whole area is Dedicated Open Access land. It is considered that development of the entire site could lead to unacceptable impacts, including through increased visitor pressure on European designations in the vicinity, if quarrying of Great Plantation was to restrict public access to the site. However, the northern part of the site, close to the existing Hyde Pit and furthest from the main public access routes into Great Plantation, may be suitable for development subject to impacts being mitigated to an acceptable level. **Further assessment will be required to identify a reduced site area that the Mineral Planning Authority considers acceptable.** There are areas of permitted but not yet worked sand and gravel in the vicinity and options for the development of Great Plantation should be considered in conjunction with these.

Policy MS-1: Sites for the provision of sand and gravel

The following new sites and extensions to existing sites are allocated to contribute to the adequate and steady supply of sand and gravel:

- i. Binnegar Quarry, Binnegar - approximately 4.8 million tonnes (Inset Map AS-01)
- ii. Great Plantation - extraction area and volume of mineral to be extracted subject to further assessment (Inset Map AS-06). Development of this site to be considered in conjunction with other permitted but un-worked aggregate reserves in the vicinity.
- iii. Hurn Court Farm Quarry, Hurn - approximately 600,000 tonnes (Inset Map AS-09)
- iv. Roeshot, Christchurch - approximately 3.5 million tonnes (Inset Map AS-13)
- v. Tatchells Quarry, Wareham - approximately 380,000 tonnes (Inset Map AS-15)
- vi. Woodsford Quarry, Woodsford - approximately 2.1 million tonnes (Inset Map AS-19)
- vii. Trigon Hill Extension - approximately 600,000 tonnes (Inset Map AS-22)
- viii. Station Road, Moreton - approximately 2.4 million tonnes (Inset Map AS-25)
- ix. Hurst Farm, Moreton - approximately 2.6 million tonnes (Inset map AS-26)

All proposals for the development of these allocations will quantify the extent of all relevant development considerations, including those set out in Appendix A, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

Sites will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Dorset Heathland Ramsar site either alone or in combination with other plans or projects.

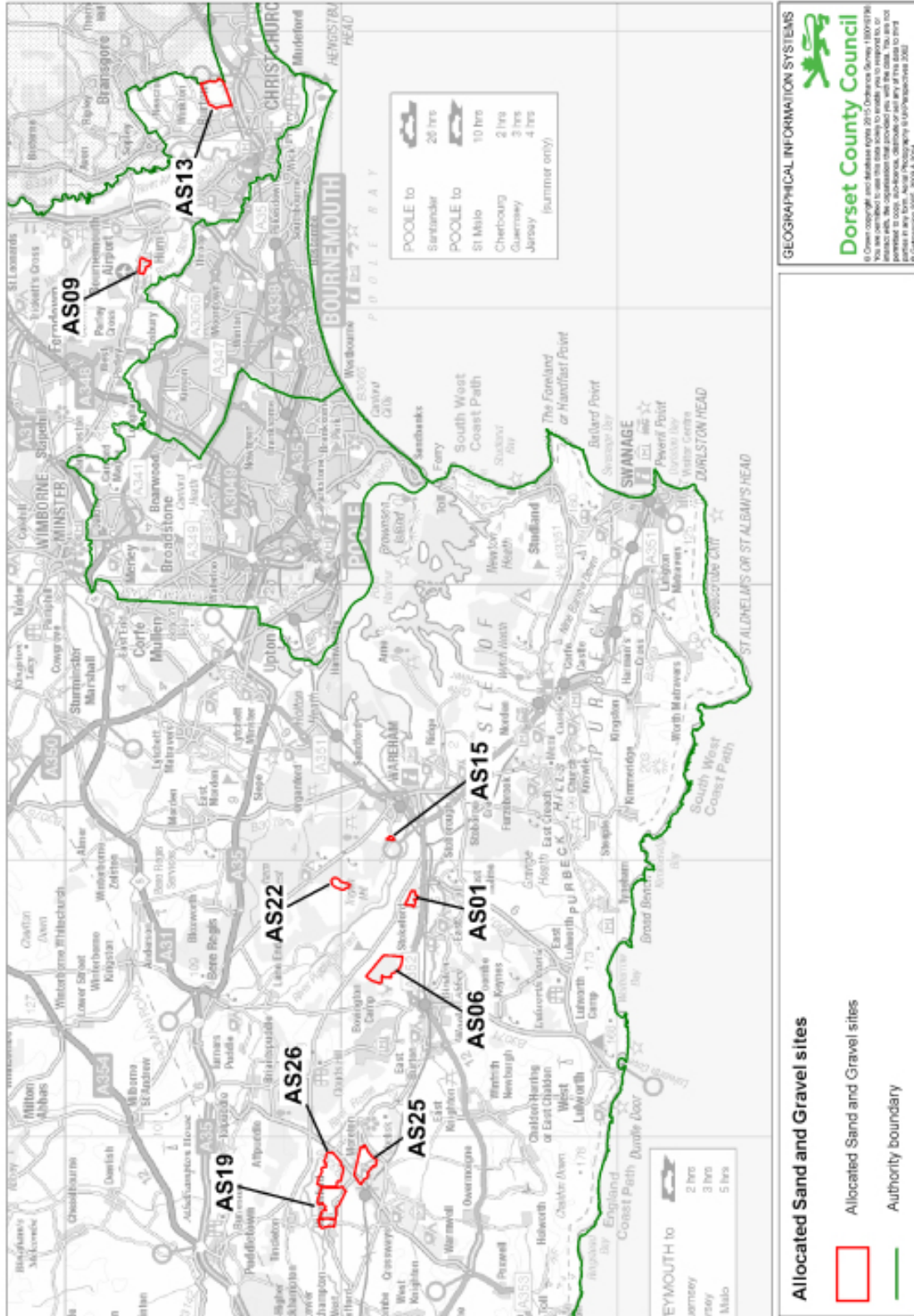


Figure 1 Allocated Sand and Gravel sites

Horton Heath, Horton

4.20 Land at Horton Heath (Inset Map AS-08 in Appendix B and location map Figure 2 below) has in the past been nominated for consideration and has recently been amended and re-submitted. As this re-submission has only just been received it has not been re-assessed for possible impacts and their mitigation and therefore is not at this stage presented as an allocation in the Plan. It is included for information purposes at this time. The nomination will be re-assessed and the Mineral Planning Authority will come to a decision regarding whether it is suitable for inclusion in the Mineral Sites Plan.

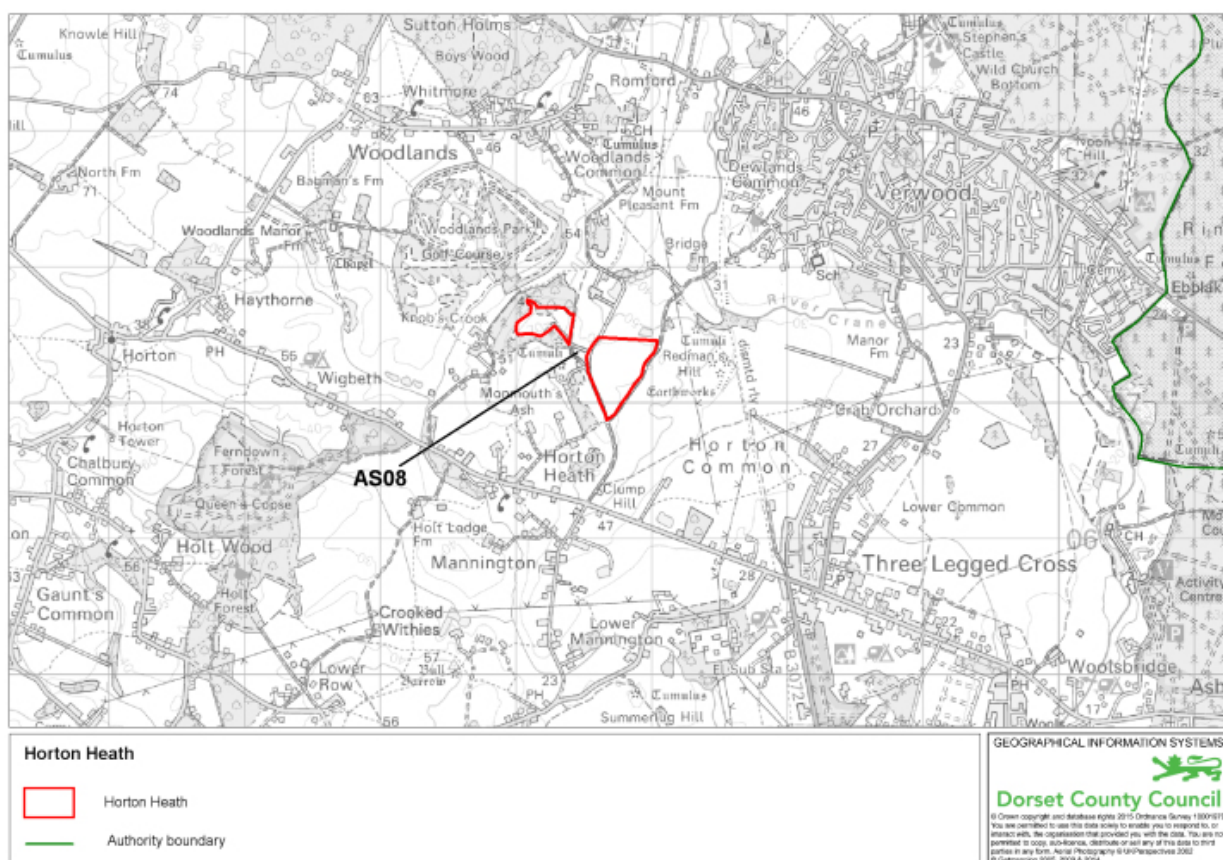


Figure 2 Horton Heath Location

A Sand and Gravel Area of Search

4.21 Policy AS1 of the Minerals Strategy requires that new sand and gravel quarries are located within the designated Superficial and Bedrock Resource Blocks. The Resource Blocks are the areas of Bournemouth, Dorset and Poole within which the British Geological Survey (BGS) have identified significant reserves of sand and gravel considered to be economically viable ⁽⁹⁾.

9 Dorset, Bournemouth and Poole Sand and Gravel Assessment - Minerals and Waste Programme - External Report CR/11/049. BGS: 2011

4.22 Although the whole area of the Resource Blocks is designated for development, there are areas within them which will be subject to higher levels of environmental constraints, including landscape and ecological constraints, which could prevent or limit mineral development. To reduce the likelihood that proposals for development within these areas will be subject to constraints and to give clearer guidance to developers, a landscape and ecological assessment of the Resource Blocks has been carried out to identify those areas within the designation where mineral development is less likely to be constrained and therefore more likely to be successfully developed.

4.23 The resulting areas are identified in Figure 3 and designated through Policy MS-2 as the Sand and Gravel Area of Search (AOS) of the Mineral Sites Plan. Should there be a shortfall in sand and gravel supply, the Mineral Planning Authority (MPA) will permit the development of an unallocated site within the AOS provided that the potential developers of any such site can demonstrate that there is a shortfall in supply of sand and gravel and it cannot be met from existing sites and/or new sites allocated through Policy MS-1.

4.24 Such a shortfall could result, for example, from one of the allocated sites proving to be undeliverable and as a result making the requisite level of supply from existing and allocated sites unachievable. Alternatively, a consistent level of supply over several consecutive years in excess of the 10 year average could lead to a shortfall in provision within the lifetime of the Plan. The MPA will need to be satisfied that there are no permitted sand and gravel reserves capable of being worked but not currently being worked in the vicinity of the site, that could be used to meet the identified shortfall.

4.25 In addition to permitting unallocated sites where there is a demonstrable shortfall in supply, the MPA will also permit unallocated sites in the AOS where the development of such sites can be shown to result in significant environmental gains which deliver a net environmental benefit provided they do not delay or otherwise prejudice the development of sites allocated through this Plan. If it appears that the unallocated site would prejudice development of allocated sites, it will not be permitted.

4.26 In determining whether to approve an unallocated site, the MPA will consider factors such as:

- i. the need for the site and whether there is a shortfall in supply (through assessing the size of the landbank and the existing level of demand),
- ii. the benefits to be provided through development of the unallocated site(s),
- iii. whether there are allocated site(s) that could be delayed or otherwise prejudiced by the approval of the unallocated site, and
- iv. whether the development of the unallocated site(s) would add unacceptable cumulative impacts to the development of the sites allocated through this Plan.

4.27 All sites within the AOS or Resource Blocks proposed for development will be required to go through the process of submission of a planning application, with all the associated detailed assessments.

Policy MS-2: Sand and Gravel Area of Search

An Area of Search, as shown in Figure 3 and on the Policies Map, is designated with the intention of facilitating the development of sand and gravel sites and maintaining appropriate levels of supply. Proposals for the development of unallocated sites from within the Area of Search will be permitted if:

- i. there is a demonstrable shortfall in the supply of sand and gravel, or
- ii. the development of an unallocated site offers net environmental benefits that would justify its development, and
- iii. in the case of i. and ii. above,
 - a. they would not delay or otherwise prejudice the development of allocated site(s), and
 - b. they would not add unacceptable cumulative impacts to the development of allocated or permitted sites.

Applications for the development of non-allocated sites within the designated Area of Search must demonstrate that the proposals quantify the extent of all relevant development considerations and that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

Sites will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Dorset Heathland Ramsar site either alone or in combination with other plans or projects.

Question 3

Is it appropriate to permit unallocated sites on these grounds?

Are such unallocated sites likely to prejudice the development of sites allocated through this Plan? Are the proposed safeguards for allocated sites adequate?

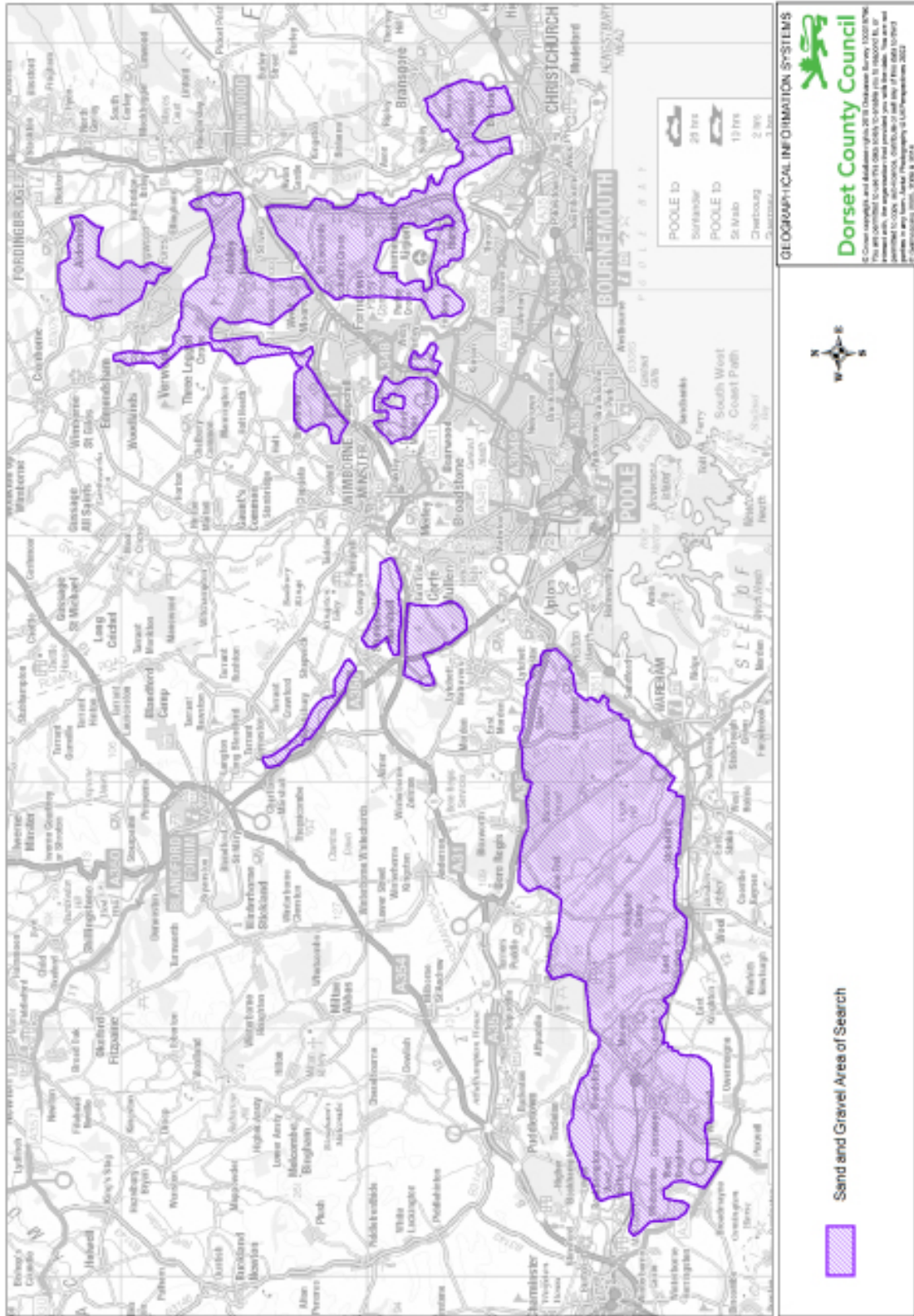


Figure 3 Sand and Gravel Area of Search

Development of alternative sites

4.28 A number of the sand/gravel sites nominated to the Mineral Planning Authority for consideration have undergone assessment but (see Appendix D) are not proposed for allocation through Policy MS-1. Some of these are considered unacceptable in terms of the impacts their development would cause. Others could potentially be developed to maintain the level of supply of sand and gravel but have not been included because they are not deemed necessary to meet mineral needs at this time. Should circumstances change during the Plan's preparation (eg 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.

4.2 Crushed Rock

Baseline position and committed sites

4.29 The majority of the quarries/mines which produce crushed rock sold for aggregate use are located on Portland. These quarries primarily produce dimension stone and the crushed rock is produced as a secondary aggregate, a by-product, from the crushing of unwanted stone remaining after dimension stone has been taken. Crushed rock is also produced by extracting and crushing the Cherty Series, found at the base of the beds used for dimension stone.

4.30 Swanworth Quarry in Purbeck is the only quarry outside Portland with permission for the production of crushed rock. The quarry produces stone from the Portland beds, although it is in Purbeck. The majority of the stone produced is crushed and sold as aggregate or as armour stone for coastal protection. Small amounts of dimension stone are also produced.

4.31 At the end of 2013, the permissions under which the following active stone quarries or mines operated also included permission for the production of crushed rock:

- Swanworth Quarry, Worth Matravers, Purbeck
- Coombefield, Portland
- Perryfield, Portland
- Broadcroft, Portland
- Inmosthay Quarry, Portland
- Admiralty Quarry, Portland

4.32 The size of the crushed rock landbank is difficult to determine with any degree of accuracy. Not all of the waste stone already available, or to be produced from existing quarries or existing/future mines, will be crushed. Similarly, not all the cherty series rock on Portland will be accessed and removed to be crushed. A conservative estimate of the crushed rock landbank is approximately 12 million tonnes, providing a landbank of around 54 years (at the rate of production of the 10 year average figure, which for 2004-2013 was 220,000 tonnes per annum). This is well beyond the required 10 year land bank and beyond the life of the Mineral Sites Plan, indicating that no new sites are required during the life of the Plan.

Future crushed rock provision

4.33 Although there is no anticipated shortage of supply of crushed rock sites during the Plan period, most of the landbank and the active sites are on Portland and there are benefits in maintaining a supply of crushed rock from elsewhere in the Plan area.

4.34 Swanworth Quarry in Purbeck supplies crushed rock to south-eastern Dorset, Bournemouth and Poole. It is well removed from the Portland quarries and other sources of crushed rock, and contributes to ensuring provision of crushed rock from more than one location within the Plan area. Being located in the southern part of the Purbeck plateau, it is also removed from the sand and gravel quarries around Wareham, reducing the need to import aggregate into Purbeck. In terms of reducing distances to be travelled, it is considered to offer a sustainable source of construction aggregate.

4.35 An extension to Swanworth Quarry has been suggested to the Mineral Planning Authority. The extension would supply some 2.0 million tonnes of crushed rock and is shown on Inset Map PK-16 in Appendix 1 and in Figure 4 below. The quarry and proposed extension are within the Dorset Area of Outstanding Natural Beauty (AONB) and the National Planning Policy Framework requires that mineral planning authorities should 'as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas'⁽¹⁰⁾.

4.36 Policy AS3 of the Minerals Strategy permits new sites for the processing and production of crushed rock in exceptional circumstances, including where development would enable a sustainable supply of minerals close to the market. The Mineral Planning Authority is still considering whether the locational benefits of the proposed extension meet the criteria of Policy AS3 and whether the landscape and visual impacts of the development could be satisfactorily mitigated. Should this extension be developed, it should be integrated with the programme of restoration of the existing quarry in such a way that there would be no net increase in impact on the Area of Outstanding Natural Beauty.

Question 4

Could the development of an extension to this quarry be justified, particularly in terms of landscape impacts on the AONB?

Does the issue of provision of a sustainable supply of crushed rock outweigh the presumption against location within the AONB?

10 National Planning Policy Framework, paragraph 144 (March 2012, Department for Communities and Local Government)

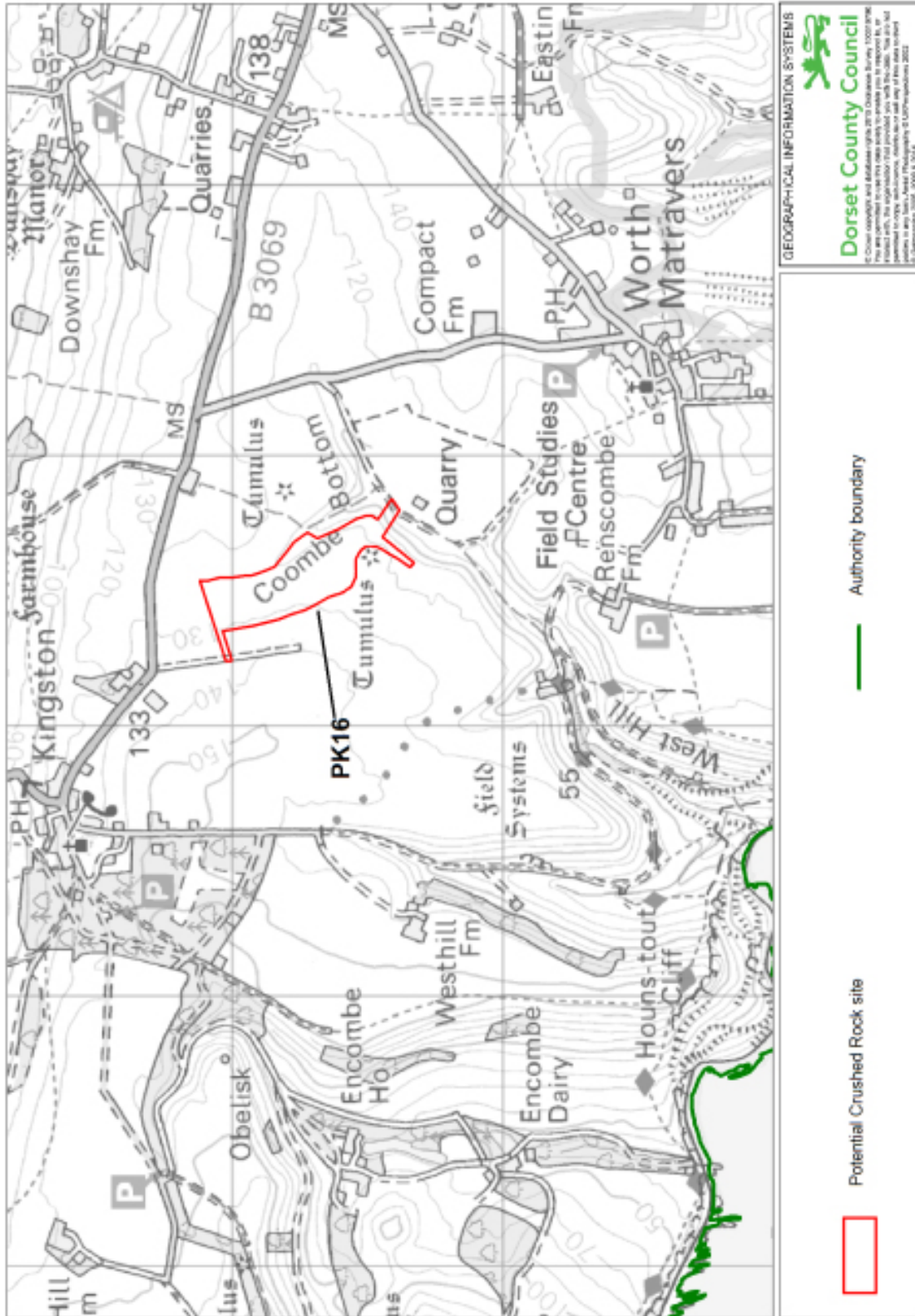


Figure 4 Potential extension to Swanworth Quarry

4.3 Recycled Aggregate

Baseline position and committed sites

4.37 Recycled aggregates are construction, demolition and excavation (CDE) wastes which can be re-used as aggregates, usually after some form of processing such as screening, washing or blending with primary aggregate. CDE waste includes crushed brick, concrete, soils and sub-soils and road planings. These materials may be used as they are, to provide bulk fill for construction projects or combined with primary (i.e. land-won or marine) material to manufacture concrete or material suitable for road surfacing and for re-use in materials for sea defences. Recycled aggregates represent a potentially significant contribution to the supply of construction aggregate, helping to conserve reserves of minerals still in the ground.

4.38 The National Planning Policy Framework requires mineral planning authorities to take into consideration provision for, and sources of, recycled aggregates. There is no requirement to provide for a specific landbank for recycled aggregates, but given the importance of such materials it is considered appropriate to plan for specific sites.

4.39 At the end of 2013, the following sites had permission for the processing of recycled aggregates, although not all were operational:

- Canford Recycled Aggregates Washing Plant, Canford, Poole
- Whites Pit Landfill Recycling Site, Canford, Poole
- Dawkins Road Rail Head, Hamworthy, Poole
- Downend Farm, Blandford
- Elliot Road Industrial Estate, Bournemouth
- A + D Skips, Puddletown Road
- Kings Stag Mill, Sturminster Newton
- MB Wilkes, Henbury, Sturminster Marshall
- Wareham & Purbeck Skip Hire, Holton Heath
- Hurn Court Farm, Christchurch
- Mannings Heath Depot, Tower Park, Poole
- Masters Quarry, Puddletown Road
- Redbridge Road Quarry, Crossways
- Parley Eco-Composting, West Parley
- Spratley Wood, Puddletown Road
- Dorset County Council Recycling, Henbury, Sturminster Marshall
- Swanworth Quarry, Worth Matravers

4.40 Other sites associated with significant development works (e.g. onsite waste management for key construction/demolition works) have also been operational during this period but due to their temporary/short-term nature are not identified.

Recycled aggregate - allocated sites

4.41 The Minerals Strategy seeks to ensure a steady, annual increase in the production of recycled aggregate, particularly the production of products of a high specification, and Policy RE1 of the Strategy is a criteria based policy intended to facilitate this increase.

4.42 Existing sites (both permanent and temporary), including mobile crushing facilities associated with construction work, and other sites that may come forward through the planning application process to be determined in accordance with the Minerals Strategy policies will all contribute to the provision of recycled aggregates in Bournemouth, Dorset and Poole.

4.43 No new sites for recycled aggregate production are allocated through the Mineral Sites Plan but two existing recycling operations are proposed to be consolidated with the intention of improving the efficiency and effectiveness of the resultant operation. The existing operations are at White's Pit (currently operating under a temporary planning permission to 2022) and Canford Recycling Washing Plant, both at Canford Heath in Poole. The consolidated operation will be located at White's Pit and will be the single largest producer of recycled aggregates in the Plan area. It will include a washing plant, enabling the crushed material to be washed as part of the recycling and sorting process. This adds value to the recycled product and makes it suitable for a wider range of uses than material that has only been crushed.

4.44 A location in the Green Belt for a more permanent recycling operation such as the one proposed is justified on the grounds that:

- there is already an existing recycling use (albeit with a temporary permission) at White's Pit
- development of the consolidated operation is not expected to prejudice the openness of the Green Belt
- the expected level of output of the consolidated operation would be of sufficient strategic significance to justify a more permanent facility.

4.45 The site is well located within the south-east Dorset conurbation, both for sourcing material for recycling and for supplying recycled aggregate to the market. The site's location within the South West Hampshire/South East Dorset Green Belt means that care must be taken to ensure that the resulting development does not lead to any net additional impact on the openness of the Green Belt or the purposes for including land within it.

4.46 The location of the proposed consolidation at White's Pit is allocated in Policy MS-3 below and shown in Figure 5 and Inset Map RA-01 in Appendix A.

Policy MS-3: Site for the provision of recycled aggregates

Land at White's Pit in Poole (see Inset Map RA-01 in Appendix A) is suitable for aggregates recycling and will make a significant contribution to the steady supply of recycled aggregate.

Proposals to develop this site for the production of recycled aggregates, whether through consolidation of existing operations or by other means, shall not result in any net increase in adverse impact upon the openness of the Green Belt and must quantify the extent of all relevant development considerations, including those set out in Appendix A. Such proposals must demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

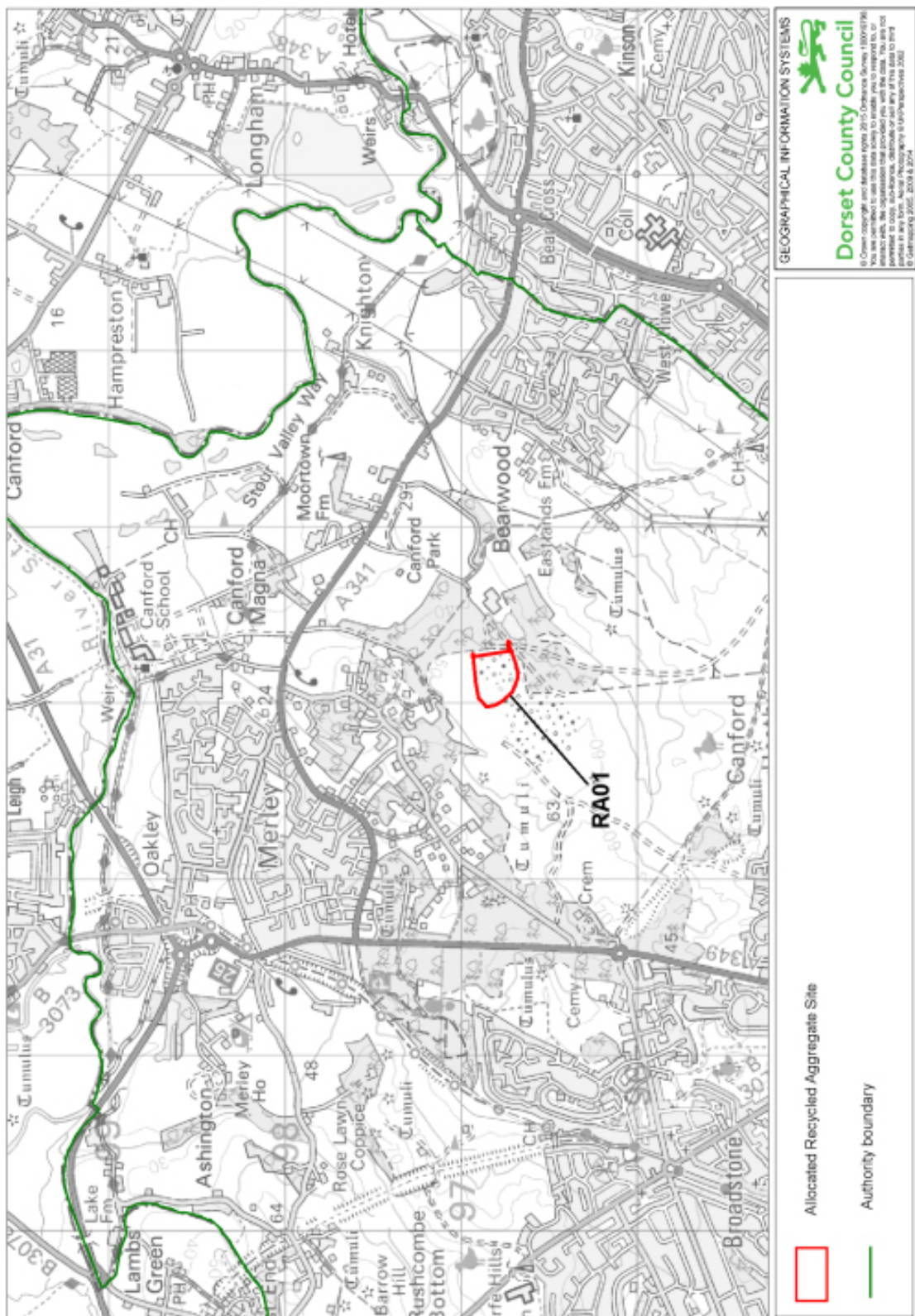


Figure 5 Recycled Aggregates Site Location

4.4 Ball Clay

Baseline position and committed sites

4.47 Ball clay is a nationally important mineral and in the UK is only found in the Wareham Basin of Purbeck and within two areas of Devon. UK ball clay is an essential ingredient of perhaps half of the world's production of sanitary ware. Dorset clays are noted for their high plasticity and unfired strength and also low carbon content. They are particularly suited for tile manufacture and also in electro-porcelains, refractories kiln furniture and sanitary ware.

4.48 The Wareham Basin is constrained by national landscape designations and international and national nature conservation designations. The Minerals Strategy designates a Ball Clay Consultation Area within which the majority of the ball clay resource is located and where the Mineral Planning Authority wishes to locate future ball clay sites.

4.49 Within Dorset there are currently five active extraction sites:

- Dorey's Pit, East Holme, Wareham
- Povington Pit, Steeple, Wareham
- Trigon Pit, Wareham
- Furzeyground, Creech
- Hawkpost, Creech

Ball clay - allocated sites

4.50 Although there is no requirement to provide for a landbank for ball clay, the Minerals Strategy supports a steady supply to ensure provision of the range of grades demanded by the industry. It is expected that this supply will come from existing sites, sites allocated through the Mineral Sites Plan and unallocated sites proposed for development through the policies of the Minerals Strategy, particularly BC1 which states that the Mineral Planning Authority will aim to provide for up to 2.5 million tonnes of ball clay up to 2028 and sets out a series of criteria which must be met for permission to be granted for the development of new sites.

4.51 Significant investment is needed to undertake the complex geological investigation and environmental assessments required to allocate sites and therefore the Mineral Sites Plan is unlikely to identify sufficient sites to allow provision to be maintained at a level of 250,000 tpa during the plan period. However, as the Minerals Strategy contains a suite of policies to assess planning applications as they come forward this, together with existing and allocated sites, is expected to provide the flexibility to allow ball clay to be delivered throughout the plan period. If the industry is unable to come forward with sustainable sites then there will be a need to review the Plan and the level of provision being planned for. The supply of ball clay will be monitored to ensure that provision is maintained.

4.52 In support of this approach, the following site extension at Trigon Hill is allocated.

Policy MS-4: Sites for the provision of ball clay

The following extension to an existing site will contribute to the supply of ball clay, provided that the proposal quantifies the extent of all relevant development considerations, including those set out in Appendix A, and demonstrates that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority:

- i. Trigon Hill Extension, Wareham (Inset Map BC-04)

All site allocations must demonstrate that impacts resulting from their development and/or restoration can be mitigated to the satisfaction of the Mineral Planning Authority.

Sites will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Dorset Heathland Ramsar site either alone or in combination with other plans or projects.

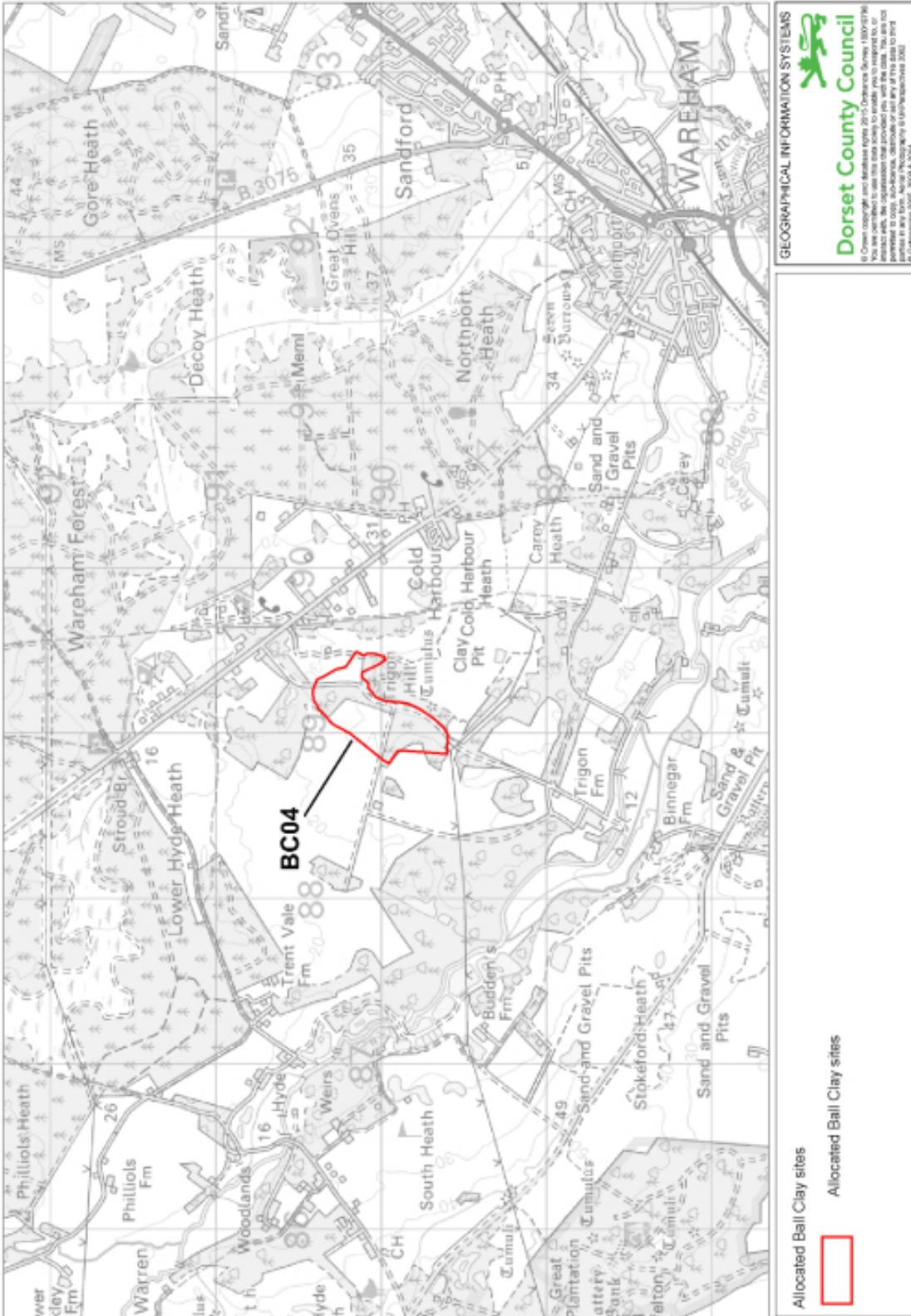


Figure 6 Ball Clay Site Location

4.5 Purbeck Stone

Baseline position and committed sites

4.53 Purbeck Stone is a natural limestone, recognised nationally as an important building stone. Current quarrying is generally confined to an area of about 10km² south of Swanage and west of Worth Matravers, the Purbeck Plateau. This is an area of significant environmental quality, entirely within an Area of Outstanding Natural Beauty and partly within the Heritage Coast, and important for tourism. The Jurassic Coast World Heritage Site lies to the south of the Plateau.

4.54 Purbeck Stone has been quarried for many centuries and the Minerals Strategy proposes to continue this by providing for some 20,000 tonnes of Purbeck Stone per year. This will be achieved through a combination of existing sites, allocated sites and, under certain circumstances, new sites from within the Purbeck Stone Area of Search identified within the Minerals Strategy.

4.55 The following Purbeck Stone quarries are active:

- Downs Quarry, Worth Matravers
- South Downs Quarry, Worth Matravers
- Quarry 4, Acton, Langton Matravers
- Landers and Fratton Quarry, Worth Matravers
- Belle Vue Quarry, Swanage
- Southard Quarry, Swanage
- St. Aldhelms Quarry, Worth Matravers
- California Quarry, Swanage
- Blacklands Quarry, Langton Matravers
- Keates Quarry, Langton Matravers
- Homefield 1, Langton Matravers
- Homefield 2, Langton Matravers

Purbeck Stone - allocated sites

4.56 The market demands, and a Purbeck Stone quarry can supply, a range of types of stone with different uses from different strata (beds) at varying depths. Not all quarries supply all types of stone, making it necessary to provide a range of site options with potential for development to meet the full range of market demand.

4.57 The Purbeck Plateau is within the Dorset Area of Outstanding Natural Beauty (AONB). The Strategy ⁽¹¹⁾ commits to the provision of at least 20,000 tonnes per annum of saleable Purbeck Stone (excluding Burr and Purbeck Marble) to be provided from a range of sources, including

- existing sites with planning permission

11 See pp. 101-103 and Policies PK1 and PK 2 of the 2014 Minerals Strategy

- applications for non-allocated sites within the designated Area of Search if supply cannot be met through existing permitted or allocated sites
- permitting applications for non-allocated sites outside of the Area of Search, provided certain criteria are met
- new sites and extensions to existing sites allocated in the Mineral Sites Plan.

4.58 Policy MS-5 below sets out the new allocations.

Policy MS-5: Sites for the provision of Purbeck Stone

The following new sites and extensions to existing sites are allocated to contribute to the adequate and steady supply of Purbeck Stone:

- i. Blacklands Quarry Extension, Langton Matravers (Inset Map PK-02)
- ii. Quarr Farm, Harmans Cross (Inset Map PK-08)
- iii. Southard Quarry, Swanage (Inset Map PK-10)
- iv. Downs Quarry Extension, Langton Matravers (Inset Map PK-15)
- v. Home Field, Acton (Inset Map PK-17)
- vi. Quarry 4 Extension, Acton (Inset Map PK-18)
- vii. Broadmead Field, Langton Matravers (Inset Map PK-19)
- viii. Gallows Gore, Harmans Cross (Inset Map PK-21)

All proposals for the development of these allocations will quantify the extent of all relevant development considerations, including those set out in Appendix A, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

Home Field and Broadmead Field

4.59 The allocations at Home Field and Broadmead Field (see Inst Maps PK-17 and PK-19) are both relatively large sites which are owned by the National Trust. There are already two permitted quarries within Home Field. The National Trust currently have five ongoing quarrying operations across their estate on the Purbeck plateau and both of these allocations will be used to site a replacement quarry or quarries for any of the current quarrying operations, should this be required during the Plan period.

4.60 It is not the intention that the whole of Home Field or Broadmead Field would be quarried in a single operation. The National Trust control new quarrying activities on their estate carefully to emulate historic working patterns and minimise impacts and any new quarry operation within either of these allocated areas would be similarly managed. Within these allocations an individual permission would be restricted to a 1ha plot, with a total production of some 40,000 tonnes of saleable stone and a maximum output of no more than 2,000 tonnes per annum. At this rate of production approximately 1,000m² metres will be worked every two years and the 1 ha site would have a life of approximately 20 years.

Quarr Farm and Gallows Gore

4.61 These allocations (see Inset Maps PK-08 and PK-21) are adjacent to one another, north of the Kingston Road and adjacent to Haycraft Lane, which is a narrow lane with species rich verges serving residential properties. The Mineral Planning Authority does not consider that Haycraft Lane is suitable for quarry traffic, even at the low levels proposed. The preferred access route is from Gallows Gore across adjoining land to connect directly with the B3069 Kingston Road.

4.6 Portland Stone

Baseline position and committed sites

4.62 Portland Stone is a building stone (limestone), used for public buildings throughout Great Britain and internationally. It has a local, regional and national market for use in new build, repair and restoration, masonry, flooring, paving and rock armour. Open-cast quarrying on Portland is a long established industry and more recently mining has been developed as a means of extracting dimension stone with greatly reduced environmental impacts.

4.63 Much of the current extraction takes place under a large composite planning permission granted in 1951 and covering much of the top of the island. Within this overall area there were five active quarries (one of which produces only crushed aggregate) at the start of 2014. The Minerals Strategy discourages new surface quarries on Portland and encourages mining of Portland Stone. In addition to the quarries there are three underground mines - two are active or have been active (and have recently had permitted extensions) and the third is permitted but extraction has not yet begun. Total production of dimension stone between 2006 - 2012 was in the region of 8000 - 10,000 cubic metres per year.

4.64 The following quarries or mines are producing, or have the potential to produce, Portland Stone:

- Jordans Mine, Portland
- Bowers Mine, Portland
- Coombefield Quarry, Portland
- Perryfield Quarry, Portland
- Broadcroft Quarry, Portland
- Inmosthay Quarry, Portland

Portland Stone - allocated sites

4.65 The Minerals Strategy discourages new surface quarries unless very specific conditions are met. An extension to an existing mine is allocated, but no new surface quarries are allocated.

Policy MS-6: Site for the provision of Portland Stone

The following extension to an existing mine will contribute to the supply of Portland Stone provided that the proposal quantifies the extent of all relevant development considerations, including those set out in Appendix A, and demonstrates that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority:

- i. Bowers Mine Extension, St Georges Road (Inset Map PS-01)

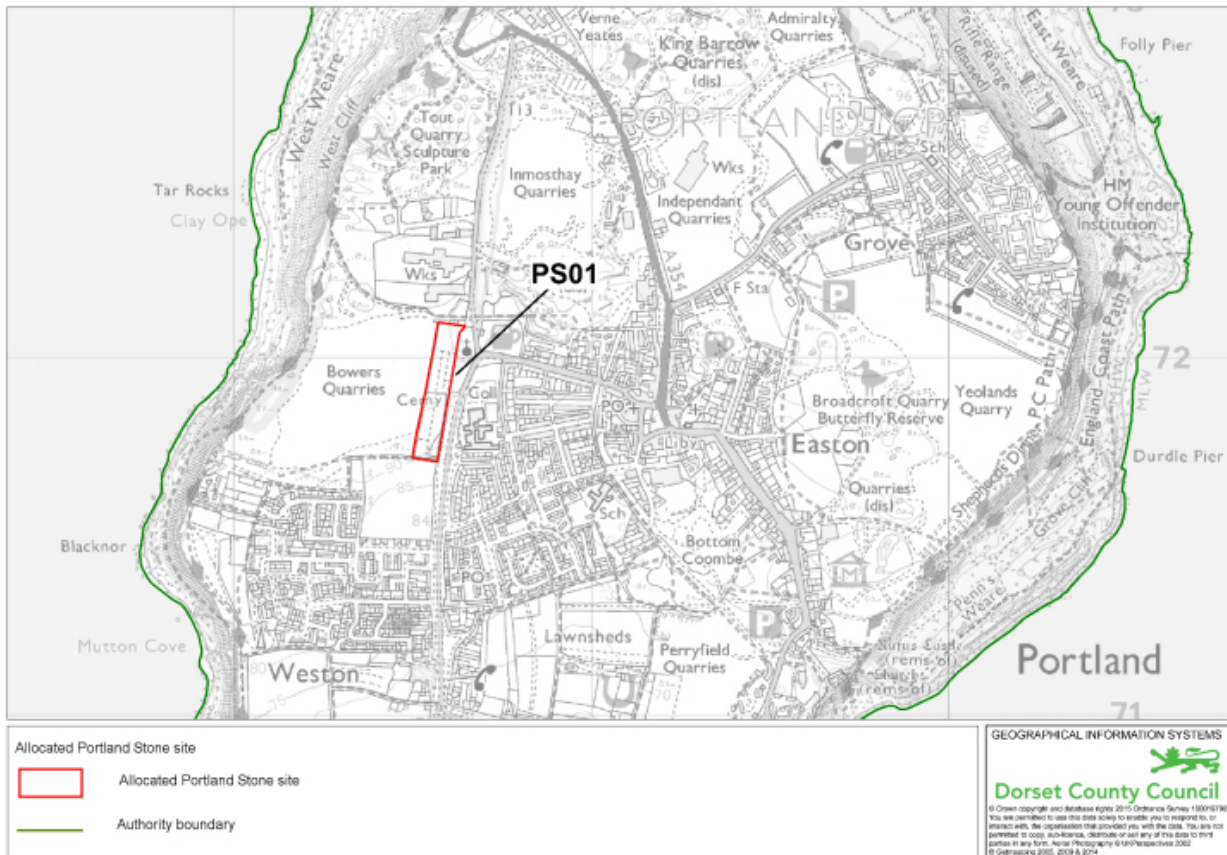


Figure 8 Location of Portland Stone Site

4.7 Other Building Stone

Baseline position and committed sites

4.66 There are a number of other building stones - limestones and sandstones, excluding Purbeck and Portland Stone - extracted in Dorset. Most of the various limestones that outcrop in north and west Dorset, along with sandstones in north, west and east Dorset, have been quarried and used as local building materials.

4.67 At the end of 2013, the following building stone quarries were active:

- Coombe Farm Quarry, Beaminster (Inferior Oolite)
- Frogden Quarry, Castleton (Inferior Oolite)
- Whithill Quarry, Castleton (Forest Marble)
- Whiteways Lane Quarry, Marnhull (Todber Freestone)
- Redlands Quarry, Todber (Todber Freestone)
- Oddens Quarry, Abbotsbury (Osmington Oolite)
- Manor Farm Quarry, Melbury Abbas (Melbury Sandstone)

Other building stone - allocated sites

4.68 The Minerals Strategy recognises that quarrying of local stone is important to maintain the character of local buildings and settlements and supports the extraction of further reserves of building stone. Policy BS 1 of the Minerals Strategy is intended to facilitate the small-scale supply of building stone for specific purposes and supports proposals for new, small-scale building stone quarries, provided certain criteria are met. There is no set target for the amount of other building stone that will be produced annually.

4.69 The Strategy notes that future supply of building stone will be achieved through allocation of new sites or extensions to existing sites through the Minerals Sites Plan, in addition to any quarries that may be opened or re-opened through Policy BS1 of the Minerals Strategy.

4.70 Policy MS-7 below allocates extensions to three existing quarries to contribute to the supply of building stone.

Policy MS-7: Sites for the provision of other building stone (excluding Portland and Purbeck Stone)

The following extensions to existing sites will contribute to the supply of building stone, provided that the proposals quantify the extent of all relevant development considerations, including those set out in Appendix A, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority:

- i. Marnhull Quarry, Marnhull (Inset Map BS-02)
- ii. Frogden Quarry, Osborne (Inset Map BS-04)
- iii. Whithill Quarry, Lillington (Inset Map BS-05)

Question 5

Frogden Quarry (BS04): A recent planning permission for Frogden Quarry extended the extraction period to December 2035, after the expected end date of the Mineral Sites Plan. Is it therefore appropriate/necessary to include this site in the Mineral Sites Plan?

Question 6

Whithill Quarry (BS05): A recent planning permission (reference WD/D/14/000355) extended the working period of the existing quarry to 31 May 2044, after the expected end date of the Mineral Sites Plan. The site nominee wishes the site to be retained in the Mineral Sites Plan for consideration, in case the permitted area has inferior quality stone. Is it appropriate/necessary to include this site in the Mineral Sites Plan?

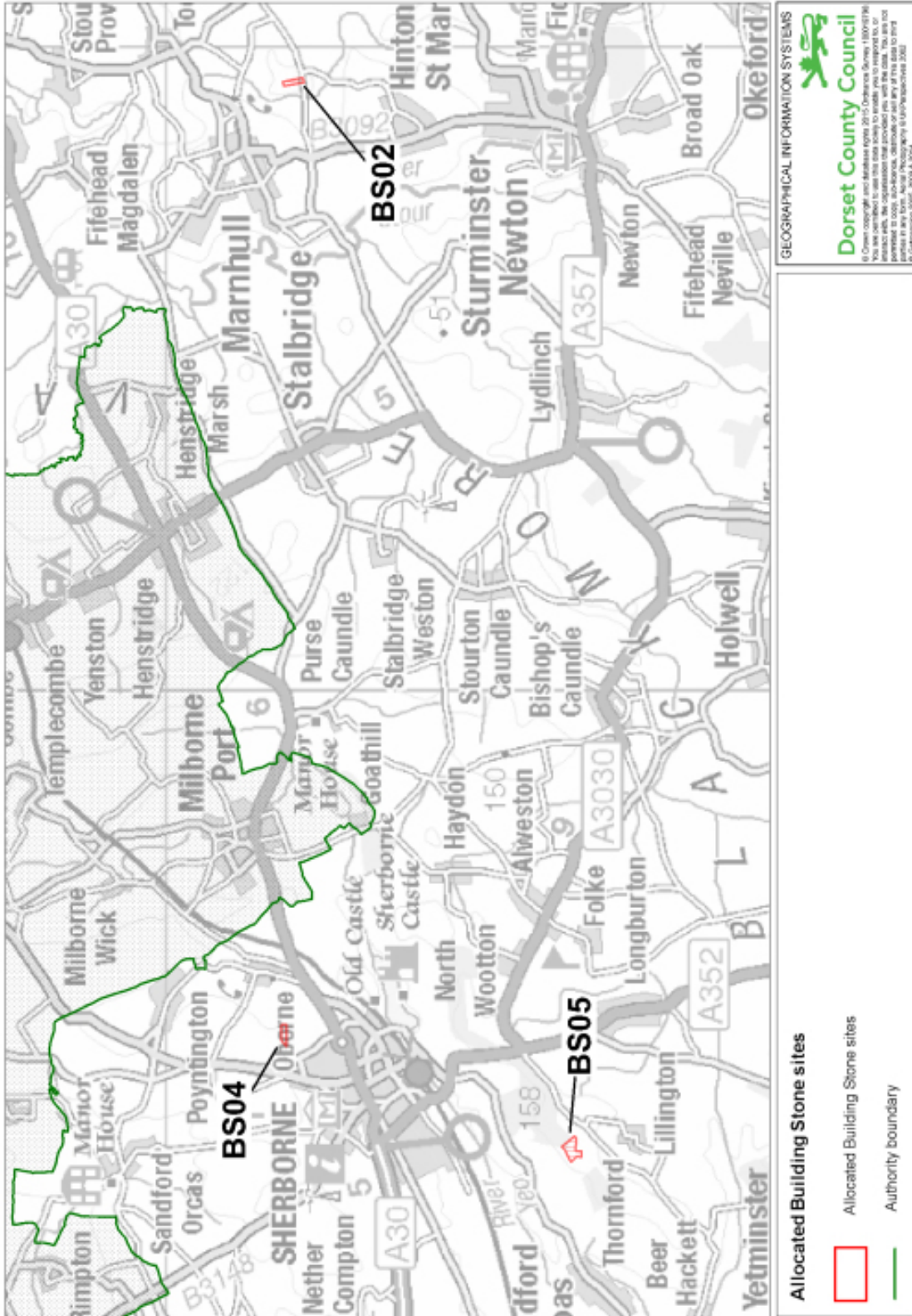


Figure 9 Allocated Building Stone site locations

Redlands Quarry, Todber

4.71 Redlands Quarry in Todber (Inset Map BS-06 in Appendix B and location map Figure 10 below) has also been suggested for inclusion in the Mineral Sites Plan. There is no extension or new site area proposed, but allocation in the Plan will assist in securing future supply of stone from the site. It is estimated that there is some 40 years supply of stone left in the quarry, with a current extant permission for extraction for 5 years.

4.72 As this site nomination has only recently been received and has not been assessed for possible impacts by the Mineral Planning Authority, it is not at this stage presented as an allocation in the Plan. Furthermore, since there is no new development proposed at this site, the Mineral Planning Authority is considering whether it is appropriate to include it as a site allocation.

Question 7

Should this site be allocated in the Mineral Sites Plan given that no new development is proposed at this site?

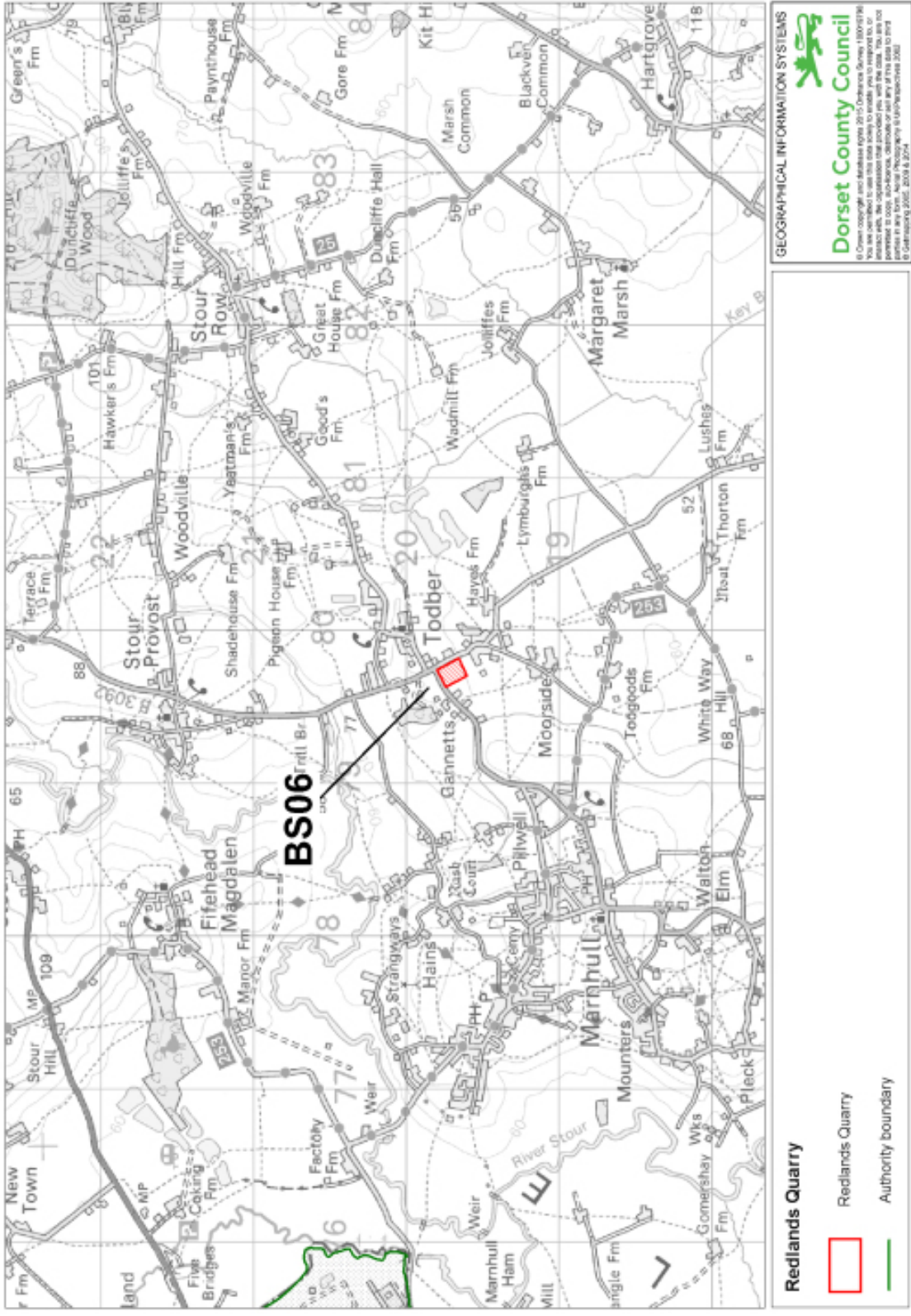


Figure 10 Redlands Quarry site location

5 Puddletown Road Area Policy

5 Puddletown Road Area Policy

The Puddletown Road Area Policy

5.1 The Puddletown Road and surrounding areas comprise primarily a ridge of free-draining, acidic sands and gravels, capable of supporting heathland and acid grassland. Over 80% of Dorset Heaths have been lost due to uses such as agriculture, afforestation, urban development, road building and neglect. Lowland Heathland and acid grassland are priority habitats, important both nationally and internationally, and remaining heathland is often protected both for its rarity as a habitat and for the species it supports. However the geology that supports the heathland is also in demand for extraction and use as construction aggregate and the Puddletown Road area contains a concentration of existing and former mineral workings. Potential exists for future mineral workings.

5.2 Puddletown Road is a Strategic Nature Area on the South West Nature Map and lies within the Wild Purbeck Nature Improvement Area. Nature After Minerals (NAM), a Royal Society for the Protection of Birds (RSPB) led partnership, has identified Puddletown Road as a key area for lowland heathland restoration, with potential to make a significant contribution to priority habitat restoration targets and rebuild lost heathland heritage. The England Biodiversity Strategy ⁽¹²⁾ and National Planning Policy Framework (NPPF) now clearly set out the principles and guidance for Biodiversity delivery.

5.3 The Bournemouth, Dorset and Poole Minerals Strategy provides the policy basis for the control of development, restoration and aftercare of individual mineral sites. However in some cases there is a need for the co-ordinated management of the landscape at a wider scale, both during development and in the longer-term after restoration and aftercare are completed. This will not only create a coherent and resilient ecological network ⁽¹³⁾ linking restored sites with neighbouring areas of nature conservation interest and ensuring continuity of long term management.

5.4 Such an approach would be relevant to the Puddletown Road area where the concentration of mineral workings together with aspirations for heathland restoration present a strong argument for a long term and comprehensive approach to restoration. Without this, there is a risk that any benefits delivered through restoration and aftercare could be lost.

5.5 The Mineral Sites Plan designates a Puddletown Road policy area, as illustrated in Figure 11 and defined on the Policies Map. Within this area, a long-term and coordinated approach to development, restoration and management can deliver maximum benefits and improvements for landscape and biodiversity which can be effectively managed and maintained. The spatial extent of the policy area is based on the Heath Forest Mosaic Landscape Type, modified by considerations such as existing constraints and likelihood of future quarrying.

12 (Biodiversity 2020: Department for Environment, Food and Rural Affairs, 2011)

13 Para. 9, NPPF (DCLG: 2012)

5.6 Management and restoration will be in line with the management guidelines set out for the Heath/Forest Mosaic Landscape Type⁽¹⁴⁾. The policy will rely upon partnership working to secure effective delivery since there are a number of permitted and working sites in the area already. However, it is in the interests of operators and land owners to cooperate to ensure that possible future working along with the phasing and restoration of all sites can be considered in a comprehensive manner.

5.7 The Mineral Planning Authority has a role in assisting with this. Benefits for operators include greater opportunities for managing larger blocks of heathland and for 'hosting' legally protected species on a restored site or an area planned for future development, while another area is being worked. It would also help with the management of traffic and other amenity impacts through effective phasing, and should bring about significant biodiversity benefits in the longer term. Operators can also build greater trust with communities and environmental bodies that their mineral workings can bring about genuine longer term benefits.

Policy MS-8: Puddletown Road Area Policy

Within the Puddletown Road Area as shown on the Policies Map and in Figure 11 the Mineral Planning Authority will work with operators, landowners, Natural England and the Local Nature Partnership to secure a consistent and coordinated approach to the development, working and restoration of land permitted for mineral development.

This consistent and coordinated approach will support the management objectives of the Heath/Forest Mosaic Landscape Type and will also:

- i. avoid or minimise adverse transport, environmental or amenity impacts arising from mineral workings;
- ii. maximise opportunities for biodiversity gains, including through effective and timely restoration of lowland heath and associated habitats, thereby helping to deliver (i) and linking restored sites with areas of nature conservation interest;
- iii. secure cost-effective and long-term aftercare and management;
- iv. meet environmental and compatible recreational objectives in the area.

Management activities will only be undertaken where it can be demonstrated that any possible effects that might result will not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Dorset Heathland Ramsar sites either alone or in combination with other plans or projects.

Question 8

Is this the most appropriate policy area boundary? Should it be amended, and if so, how?

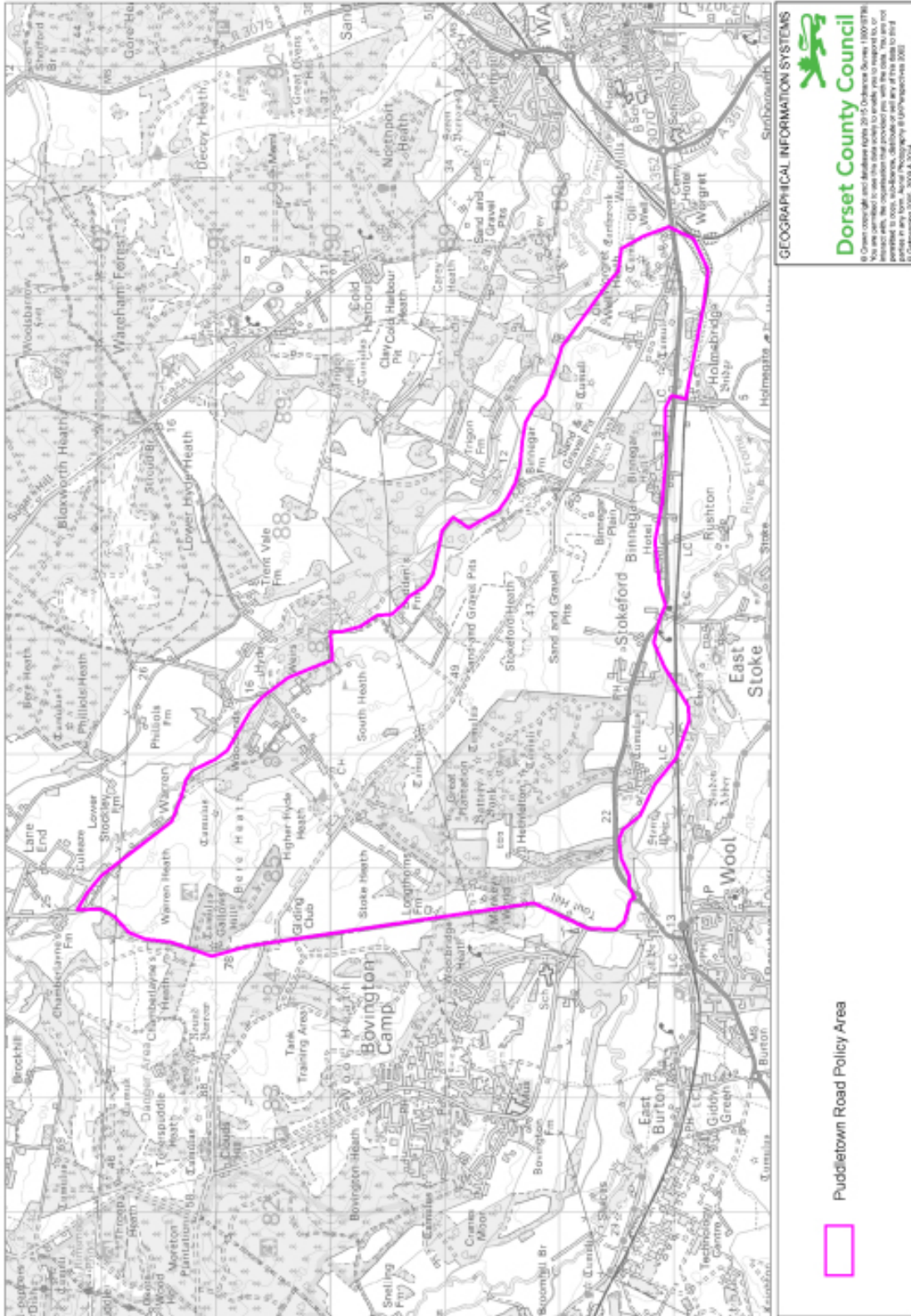


Figure 11 Puddletown Road Area Policy

6 Safeguarding

6 Safeguarding

Background

6.1 Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs⁽¹⁵⁾. As minerals can only be worked where they are found, the National Planning Policy Framework (NPPF)⁽¹⁶⁾ requires Mineral Planning Authorities to ‘safeguard’ or protect mineral resources, and the infrastructure required to extract, process and transport them, from needless sterilisation by non-mineral development in order to secure the future long term supply of minerals.

6.2 Safeguarding allows the Mineral Planning Authority (MPA) to resist encroachment by development which could be incompatible with existing mineral operations and associated infrastructure and could restrict the continued production of minerals and mineral products. Safeguarding facilitates the continued production of minerals and benefits the economy.

6.3 The NPPF⁽¹⁷⁾ requires the following to be safeguarded:

- existing, planned and potential rail heads
- rail links to quarries
- wharfage and associated storage
- handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials
- existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

What is safeguarded?

6.4 The Minerals Strategy, through Policies SG1 and SG2, safeguards the undeveloped mineral resource. Policy SG3 safeguards mineral sites, including related infrastructure. However, the Strategy takes a more generic approach to site and infrastructure safeguarding and does not identify specific sites. The Mineral Sites Plan develops this aspect of safeguarding through more specifically identifying the minerals sites and infrastructure to be safeguarded across the Plan area.

6.5 For clarification, Policy SG3 of the Minerals Strategy is taken to apply to permitted operational mineral workings, allocated sites, sites with extant or implemented planning permissions and supporting mineral infrastructure. This includes:

- Mineral extraction sites (both those with extant permissions as well as dormant extraction sites) and associated facilities including on-site processing plant
- Sites allocated for future mineral development but not currently benefiting from planning permission

15 National Planning Policy Framework paragraph 142. DCLG: 2012

16 National Planning Policy Framework paragraph 143, 3rd and 4th bullet points (DCLG: 2012)

17 National Planning Policy Framework - paragraph 143. DCLG: 2012

- Mineral processing plants, including concrete batching plants and roadstone coating plants
- Recycled aggregate production sites and all associated facilities
- Any facilities, whether directly associated with an extraction site or not, required for handling, transporting or processing minerals
- Oil and gas facilities, including infrastructure such as well sites, the gathering station and exploratory drilling sites **but** excepting pipelines as they are protected by alternative means
- Wharf and rail depots and associated facilities for handling minerals or mineral products, including
 - the Wool aggregates railhead
 - the Hamworthy rail depot and
 - the Port of Poole, including the aggregates wharf

6.6 Minerals sites in Bournemouth, Dorset and Poole with an extant or dormant planning permission together with any infrastructure relating to minerals working will be safeguarded until the planning permission under which they operate has expired or the site is worked and restored and the permission is spent. Sites allocated through the Mineral Sites Plan will be safeguarded until they receive planning permission, after which they will be safeguarded as sites with extant planning permission. The safeguarded sites and infrastructure are illustrated in Figure 12. More information on each site is set out in Appendix C (List of safeguarded minerals sites and infrastructure). Note that an individual site can have more than one use or function.

6.7 There may be specific situations where safeguarding of sites/infrastructure for minerals development/use is no longer necessary. In these cases, provided the criteria set out in Policy SG3 are met, such sites/infrastructure may be released from minerals safeguarding.

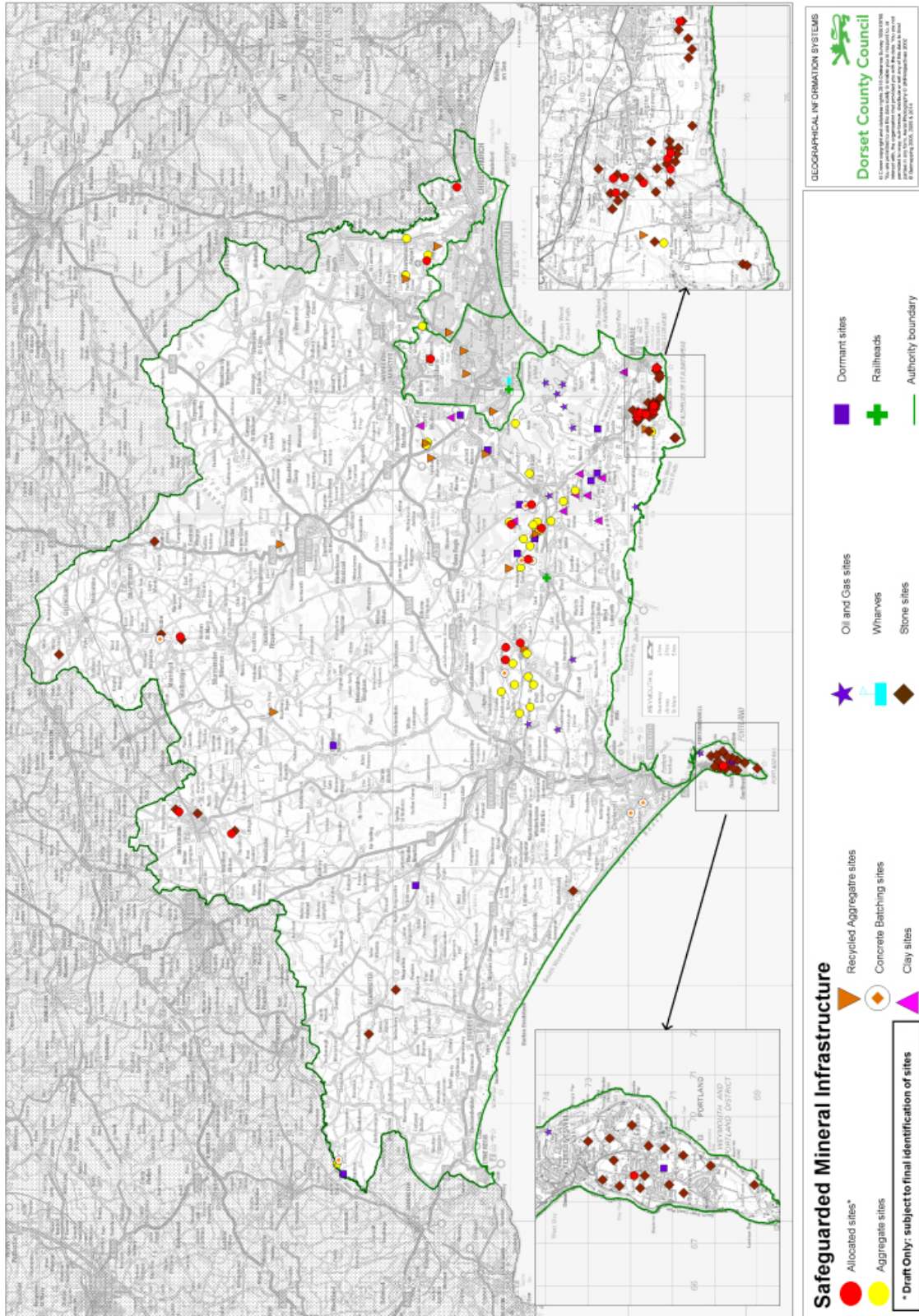


Figure 12 Safeguarded Mineral Sites and Infrastructure

Consultation by local planning authorities

6.8 In addition to continuing to consult the MPA on applications submitted within the Mineral Consultation Area as required by Policy SG2 of the Minerals Strategy, local planning authorities are required by Policy MS-9 below to consult the MPA over development that may be outside the Mineral Conservation Area but has the potential to affect minerals sites and infrastructure safeguarded under Policy SG3. This will be beneficial to both mineral and non-mineral operations, reducing and/or managing future conflicts.

6.9 To make this safeguarding consultation as effective as possible, the MPA wishes to be informed of non-minerals development which is encroaching or has the potential to encroach on land used for mineral production. It is proposed to establish a buffer zone around safeguarded mineral sites and infrastructure within which, if non-mineral development is proposed, local planning authorities are required to consult the MPA. This will ensure that encroaching development is brought to the attention of the MPA who can then decide if the minerals use could be threatened, and whether the non mineral use should be resisted. If no buffer is imposed, non-mineral development could encroach on mineral sites or infrastructure without necessarily come to the attention of the MPA. This approach would only apply in the County of Dorset and not in Bournemouth or Poole, which are unitary planning authorities.

Policy MS-9: Safeguarding Minerals Sites and Infrastructure

Within the County of Dorset, local planning authorities will be expected to consult the Mineral Planning Authority on proposals for non-minerals development which are within the relevant buffer zone around mineral sites and infrastructure safeguarded by Policy SG3 of the Minerals Strategy.

Question 9

What is the a reasonable size for a buffer? Should it be 250 metres, or more, or less?

Should buffer zones vary according to the type of facility? For example, should a sand and gravel quarry have a bigger buffer than an aggregates wharf or rail siding?

Monitoring and Review

6.10 The list of sites and infrastructure as identified in Appendix C is correct at the time of writing. However, all minerals development granted planning permission during the life of this Plan and meeting the criteria for safeguarding will also be safeguarded. Spent permissions will lose their safeguarding.

6.11 The list of safeguarded sites and infrastructure will be updated regularly (at least annually) through the monitoring of the Plan, as set out in section 7 (Implementation and Monitoring). All sites/facilities/infrastructure will be reviewed and any amendments required (additions or deletions) to the schedule of safeguarded sites/infrastructure will be made.

7 Sites Not Being Progressed

7 Sites Not Being Progressed

Background

7.1 A number of sites have been nominated but are not proposed for inclusion in the Mineral Sites Plan.

Reasons for not taking sites forward

7.2 Reasons for the Mineral Planning Authority not continuing to progress any site(s) include, but are not limited to, the following:

- i. there is insufficient certainty that potential adverse impacts are capable of mitigation to an acceptable level; or
- ii. the constraints to which they are subject are capable of mitigation but there are other sites that are less constrained and therefore potentially more suitable for development and preferable to the MPA; or
- iii. a site would contribute to unacceptable levels of cumulative impacts in the wider area.

7.3 In addition, some sites are nominated through the plan preparation process as well as being submitted as planning applications. If they receive planning permission, they become commitments and will no longer feature in the plan process. Finally, some sites nominated to the MPA for consideration are then subsequently withdrawn by the nominee for various reasons.

7.4 Although it is not the intention of the MPA to pursue the allocation of these sites, it should be noted that circumstances could change while the Mineral Sites Plan is still in preparation, eg one of the allocated sites may become unavailable for some reason. If it can be demonstrated that there is a new imperative to find additional sites and the adverse impacts of these sites can be mitigated to an acceptable level, then sites not currently being considered may in the future come back into consideration. Site nominees or prospective developers are also entitled to submit a planning application at any time.

7.5 The site nominations not being taken forward are set out in Appendix D, with information for each site of why they are not being considered further at this time.

8 Implementation and Monitoring

8 Implementation and Monitoring

8.1 This section outlines proposed mechanisms for delivering the Mineral Sites Plan, data collection and a framework for monitoring its effectiveness.

The Monitoring Framework

8.2 Chapter 17 of the 2014 Minerals Strategy sets out the Mineral Planning Authority's commitment and approach to ongoing monitoring of the effectiveness and efficiency of the Minerals Strategy. This monitoring work will incorporate monitoring of the Mineral Sites Plan, and the results of the monitoring will be recorded and published.

Implementation

8.3 It is expected that the sites identified in this Plan will be developed and operated through private commercial funding. The Plan provides stakeholders, such as developers and the general public, with an increased level of certainty regarding where future mineral development is likely to take place and what form the development will take. Mineral operators will be able to co-ordinate their investment and action to more efficiently and effectively deliver the required minerals development.

Collection of Information for Monitoring Purposes

8.4 Aggregates companies are required to return data on primary aggregate production to the Mineral Planning Authority annually. In addition, every four years a major national survey is undertaken on behalf of the Government to collect data on aggregate production, distribution and permitted reserves. These requirements ensure that the Mineral Planning Authority maintains up to date figures in relation to aggregates for use in monitoring.

8.5 For other minerals like Portland and Purbeck Stone and ball clay there are no such formal mechanisms in place. Figures are currently collected on an ad hoc basis as needed. Policy MON1 of the Minerals Strategy sets out the intention of the Mineral Planning Authority to work with mineral operators to obtain annual production figures to ensure that effective monitoring can take place over the plan period.

8.6 The Mineral Planning Authority will work with local authorities in and around Bournemouth, Dorset and Poole, the minerals and waste industry, regulatory authorities, landowners, local communities, environmental bodies, the Aggregates Working Party and Government departments to plan, monitor and manage minerals development. To achieve this the Mineral Planning Authority will seek a commitment from the minerals industry to supply annual production figures for minerals and recycled aggregates.

8.7 The proposed layout of the monitoring framework is set out below for reference.

Key Indicators(s)	Target	Implementation Partners	Trigger Point for correction and/or mitigation	Implementation Issues
Existing and Proposed Mineral Sites - Sand and Gravel				
Policy MS 1: Sites for the provision of sand and gravel				
Policy MS 2: Sand and Gravel Area of Search				

Table 1 Proposed Monitoring Framework

