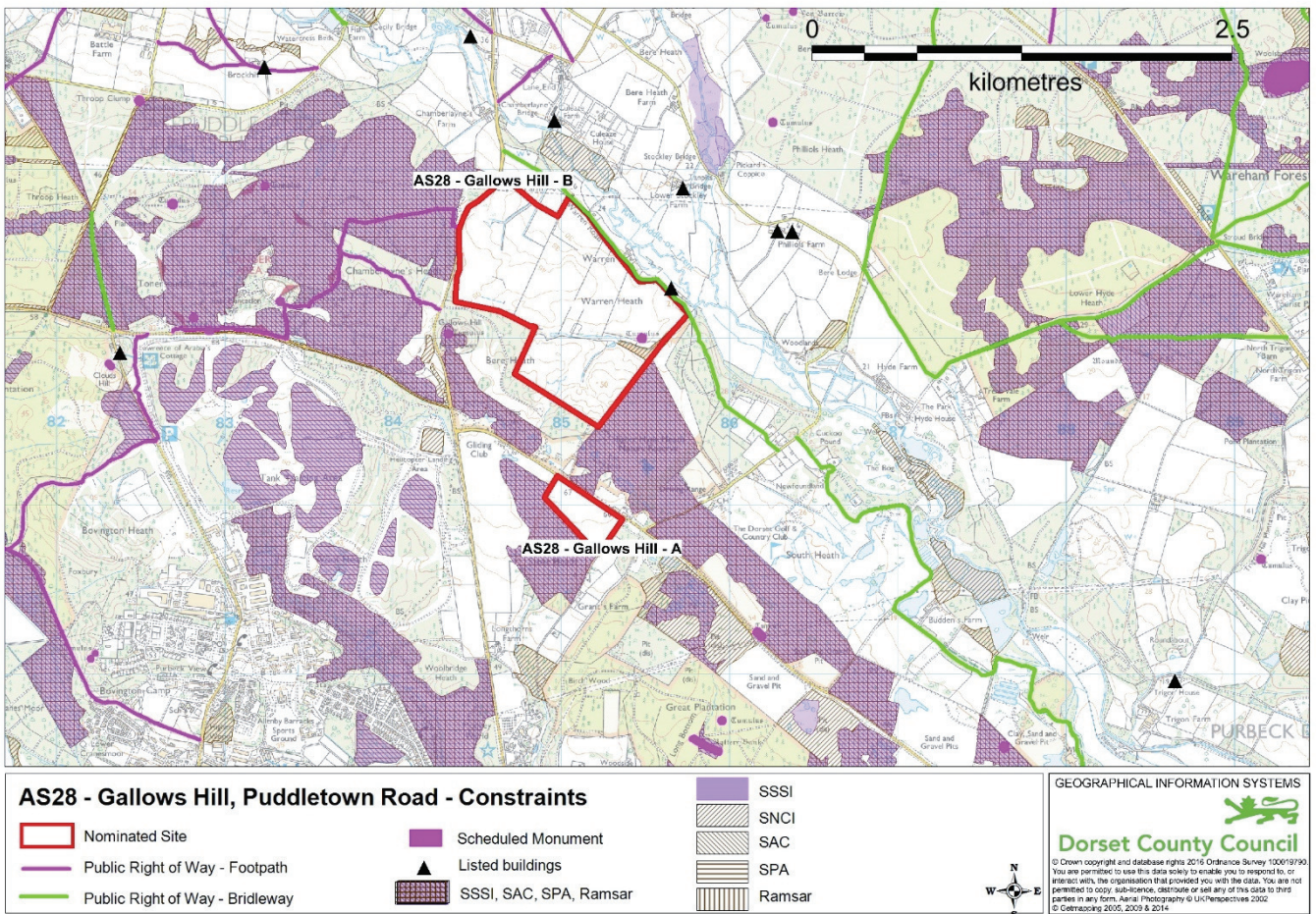


Aggregates: AS28 – Gallows’ Hill A&B

At this time, only the Stage 1 Assessment has been carried out on Gallows Hill 'A' – this is included below. No assessment has been carried out on Gallows Hill 'B'.

Very limited information has been supplied for either site, but particularly for Site 'B'. It has not been progressed by the Mineral Planning Authority due to lack of information available

It is understood that assessment work carried out on Site 'A' has revealed hydrogeological constraints. Until advised otherwise, the Mineral Planning Authority are treating Site 'A' as withdrawn



Stage 1 Site Assessment – Gallows Hill Site ‘A’

Site Information

Site Location	Adjacent to and north of Stoke Heath, East Stoke, Wareham, Dorset Grid Reference SY 851 909
District/Borough	Purbeck District Council
Parish/Town Council	East Stoke CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	Land and Mineral Management (Agent) on behalf of Holme Sand and Ballast No known landownership issues.
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Site is promoted by mineral operator, and would form a follow-on (though not an extension) to for an existing quarry. Not previously worked. Historic records indicate the existence of three permissions in the general vicinity of the site - reference numbers 6/80/115, 6/87/656 and 300256 - difficult to establish which, if any, of these covered your site. The certificate for 6/87/656 appears to relate to the ARC concrete site to the north of the road, did not permit mineral extraction, and expired in 2013. None of these permissions (or any others relating to the site) were included on Dorset's First List of Sites under the Environment Act 1995 and consequently any then extant minerals permissions relating to your site would, by law, have expired in the 1990's under the terms of the Environment Act.
Legal or time-related constraints	
Access to markets?	
Is there geological evidence of the presence and viability of the mineral?	
Does the sequential test for flooding indicate that the site is appropriate for the proposed use?	
Development proposed	Extraction of sand Potential annual output (tpa) 100,000 - 150,000 tonnes <u>estimated</u> <u>Estimated</u> reserve 1 million tonnes

	Expected life of operation Approximately 10 years
Description of Site	<p>Site is approximately 8.8 ha in area.</p> <p>Existing land use - predominantly agriculture</p> <p>Existing Agricultural Land Classification - site is Grade 4 (poor quality agricultural land).</p> <p>Proposed Restoration – not known at present</p> <p>Development of this site would not remove the peripheral vegetation which appears to be of ecological importance.</p> <p>The only habitats which would be at risk would be Semi-improved Acid Grassland and Marshy Grassland, both of which would be reproduced in the site restoration.</p>
Summary of Site Designations/Constraints	<p>Site is adjacent to land of national and international biodiversity importance.</p> <p>Potential for hydrogeological connectivity with protected Stoke Heath to the south.</p>
Relevant Local Planning Policy	<p>Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012</p> <p>Policy DH – 400m Heathland Buffer Zone & 5km Buffer Zone</p> <p>Policy CZ – Consultation Zone</p>
Residential properties and other land uses in the vicinity of the site	<p>Grants Farm approximately 250m south; Golf Club approximately 500+m east; campsite approximately 650m to south/west.</p> <p>Aggregate recycling operation adjacent to the east; former industrial/commercial use immediately across road and to north/east.</p>
Traffic Generation & Access Considerations	<p>Directly onto adjacent road, no more detail known at present</p> <p>Possibly 40-60 HGV movements per day, to/from Masters Pit to the south</p>

Appraisal of Site – Using Site Assessment Criteria as set out in The Bournemouth, Dorset and Poole Minerals Strategy 2014

In Appendix 1 (p. 242) of the Minerals Strategy a methodology for assessing sites nominated or identified for consideration as future quarry sites is set out. Each site is assessed against 25 criteria, C1 to C25, reflecting the potential environmental, economic and social impacts/benefits of its development. Assessment is qualitative, and each criterion is given a score as a colour, representing its expected impact, with or without mitigation. These criteria and their responses are set out below, along with further comments from relevant consultees.

Topic: Biodiversity.

SA Objective: To maintain, conserve and enhance biodiversity.

Criterion C1 - Impact on European/international designations.	A
<p>This proposed site is adjacent to the designated heathland SAC/SPA/Ramsar.</p> <p>At present the effect of working Site A on the adjacent mire which flows into the heathland sites is unknown and further hydrological studies would be needed to rule this out/inform mitigation. However, restoration to heathland/acid grassland after mineral extraction would be a significant conservation gain as part of the Puddletown Road Policy Area. Development of this area is rated 'A' until further assessment is carried out, and it is determined whether appropriate and adequate mitigation can be applied.</p> <p>Dorset County Council 27/5/16</p>	
Criterion C2 - Impact on areas used by Annex 1 bird species.	A
<p>Surveys would be needed to determine how both this area is used by Annex 1 bird species as this information is not yet known.</p> <p>Of particular importance to this site proposal as this is more connected to the adjacent designated heathlands. Mitigation would need to include phasing of work, enhancement/creation of suitable habitat off site or reduction of site boundary to avoid key areas.</p> <p>Until further assessment carried out, both sites rated 'A'.</p> <p>Dorset County Council 27/5/16</p>	
Criterion C3 - Impact on national designations.	C/E
<p>This area is adjacent to SSSI heathland and surveys would be needed to determine how connected the proposed areas are to the SSSI in terms of habitat and species.</p> <p>Mitigation of any effects on the SSSI could include buffer strips at the edge of the site, as well as enhancement of the SSSI habitat. Restoration to heathland after mineral extraction has potential for significant conservation gain and for this reason this criterion is classified C/E.</p> <p>Dorset County Council 27/5/16</p>	
Criterion C4 - Impact on protected species.	C

Surveys would be needed to determine how this area is used by protected species such as European and common protected reptiles, badgers, dormice etc. These surveys would guide appropriate mitigation to ensure no adverse impact on these species.

Both sites rated 'C', subject to further assessment.

Dorset County Council 27/5/16

Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.

A

C

No Comment

Dorset County Council 27/5/16

Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential impacts and appropriate responses and mitigation. Appropriate mitigation of any impacts will be required as part of any planning permission granted. If adequate and appropriate mitigation cannot be achieved, the site will not be permitted. This requirement will be identified in the Development Considerations of any allocation within the Plan. No further action considered necessary at this stage.

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance geodiversity.

Criterion C6 - Impact on geodiversity.

D

It is not expected that specific scientific gains or geodiversity enhancements will result from quarrying this site, but the exposures may be of interest to the quaternary and tertiary research associations. Provision should be made so that it will be possible to arrange such visits on request.

Dorset County Council 4/7/16

Possible Mitigation:

None specifically required, but provision should be made so that it will be possible to arrange such visits on request.

Topic: Landscape

SA Objective: To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.

Criterion C7 – Impact on designated landscapes.

No significant impact/negligible.

Dorset County Council 1.6.2016

Criterion C8 – What is landscape capacity to accommodate proposed development.**B**

This area lies within the Bovington/Affpuddle Heath/Forest Mosaic Landscape Character Area (Purbeck non AONB Landscape Character Assessment). It is a flat site but is open to glimpsed views from the Puddletown Road, particularly in the winter months and more distant views from the south in the Dorset AONB.

Development could contribute to the overall cumulative landscape and visual impact of development along the Puddletown Road. Development could have a significant landscape and visual impact on the sites character and visual amenity. It is essential therefore that any future extraction should be limited in extent and be based on a detailed and independent assessment of landscape character so any future operations conserve and enhance key features and views and mitigation and restoration reflects existing character.

Dorset County Council 1.6.2016

Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment on the landscape resulting from extracting mineral from this site. It is noted that impacts will be temporary and restoration of an agreed landscape/landform will be agreed and implemented as part of any planning permission granted. This requirement will be identified in the Development Considerations of any allocation within the Plan. No further action considered necessary at this stage.

Criterion C9 – Impact on historic landscapes.**A****→****E**

This area is likely to have been heathland since the Bronze Age. Further assessment is required, and until this is carried out and the results considered and applied, the rating of this site could be anywhere from 'A' (Very Significant Adverse Impact) to 'E' (Positive Impact).

Dorset County Council 10.6.2016

Possible Mitigation:

Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. It is noted that impacts of working will be temporary and restoration of an agreed landscape/landform will be agreed and implemented as part of any planning permission granted.

The archaeological potential on the site is noted and acknowledged. It is considered that no further action needs to be taken at this stage, apart from clearly noting the likely presence of the archaeology as part of the site allocation, and requiring full assessment and appropriate mitigation at the planning application and development stage. It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, provide adequate protection to any archaeology that may be found during development – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.

This requirement will be identified in the Development Considerations of any allocation within the Plan. No further action considered necessary at this stage.

Historic Environment

Criterion C10 – Impact on historic buildings.

??

To be assessed...

Criterion C11 – Impact on archaeology.

A

→

D

The impact on below-ground archaeology needs to be assessed and evaluated before an informed planning decision could be made.

Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A ('Very Significant Adverse Impact') to category D ('No Significant or Negligible Adverse Impacts').

Dorset County Council 10.6.2016

Possible Mitigation:

Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. It is noted that impacts will be temporary and restoration will be agreed and implemented as part of any planning permission granted. This requirement will be identified in the Development Considerations of any allocation within the Plan.

It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.

No further action considered necessary at this stage.

Topic: Water

SA Objective: To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.

Criterion C12 - Impact on hydrogeology or groundwater.	A	→	D
<p>The criteria classification for this site proposal should be 'A' as it is adjacent to a SAC/SPA/Ramsar/SSSI that is likely to be groundwater dependent.</p> <p>However, provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar, there is no objection to this site being proposed for minerals extraction. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.</p> <p>The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.</p> <p>Both sites have a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.</p> <p>Environment Agency 17 June 2016</p>			
Criterion C13 – Impact on surface waters.	A	→	D
<p>The criteria classification for this area should be 'A' (Very Significant Adverse Impact) as there is a drain and pond within site. Subject to further assessment, it is expected that these can be safely relocated, should the site be developed for minerals extraction.</p> <p>The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.</p> <p>The site proposal has a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.</p> <p>Environment Agency 17 June 2016</p>			
Criterion C14 - Impact on flooding or coastal stability.	A	→	D

The criteria classification for this site proposal should be 'D' (No Significant or Negligible Impact) as it is in Flood Zone 1

A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.

The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.

The site has a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.

Environment Agency 17 June 2016

Possible Mitigation:

Full hydrological assessment will be required as part of any planning application, with measures to protect groundwater and surface water flows to be identified and implemented.

This requirement will be identified in the Development Considerations of any allocation within the Plan. No further action considered necessary at this stage.

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

Criterion C15 - Impact on existing soils or land type (including BMV land).

D

This site is Agricultural Land Classification Grade 4 - 'poor' agricultural land.

Dorset County Council 5 July 2016

Possible Mitigation:

Soils will be stripped and removed to be stored and returned as part of restoration, according to best practice. Restoration could bring the land back into agricultural production. In conjunction with this, areas of the site may be restored to a nature conservation use.

Topic: Air Quality

SA Objective: To protect and improve air quality and reduce the impacts of noise

Criterion C16 – Impact on AQMAs.

D

No AQMAs to be directly affected - score of 'D' (Less Significant Adverse Impact) applies.

Dorset County Council 5 July 2016

Possible Mitigation:

Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site.

Topic: Material Assets (Economic development)

SA Objectives: To conserve and safeguard mineral resources.

To promote the use of alternative materials

To encourage sustainable economic growth

To provide an adequate supply of minerals to meet society's needs.

Criterion C17 - Impact on economic development.

D

The site is currently grassland and there is potential for restoration to heathland at a lower level, making a positive contribution to biodiversity.

The site is currently (partly) used for agriculture. It is not known at this time whether this use will/can be resumed after quarrying. The working of this site will maintain supply of construction aggregate and maintain the provision of jobs (including skilled jobs) in the area. The working of this site is not expected to have a significant impact on local businesses/tourism, and is expected to make an overall positive contribution to the local economy.

Dorset County Council 5 July 2016

Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation will be required as part of any planning permission granted. This will be identified in the Development Considerations within the Plan. No further action considered necessary at this stage.

Topic: Social Considerations - Human Health and Amenity, Airport Safety and Cumulative Impacts

SA Objectives: To sustain the health and quality of life of the population

Criterion C18 - Impact on Sensitive Human Receptors.

D/E

It is not expected that this site will impact on any sensitive receptors.

Dorset County Council 5 July 2016

Criterion C19 - Impact on existing settlements.

E

Bovington Camp lies to the south-west and Bere Regis lies to the north of these areas. It is not expected that the development of this area will have any impact, visual or transport-related, on existing settlements given that existing vegetation provides screening and aggregate from these areas is proposed for processing at Masters Pit.

Dorset County Council 5 July 2016

Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation (e.g. visual and noise attenuation bunds and reducing noise at source where possible and appropriate) will be required where necessary as part of any development of the site. This will be identified in the Development Considerations within the Plan. No further action considered necessary at this stage.

Criterion C20 - Impact on airport safety

Site is approximately 25 km from Bournemouth Airport and wet working/restoration is not proposed.

No impacts expected.

Dorset County Council 5 July 2016

Criterion C21 - Effects on cumulative impacts.**B**

The proposed area would be an extension to an existing site in an area where there is other mineral working (along the Puddletown road), indicating an 'A' score. However, it is expected that the site would not be worked until existing working at Masters Pit are complete. It is expected that the aggregate would be moved by lorry, thereby increasing the level of lorry traffic on the Puddletown Road but the distance involved would be relatively short.

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

Further development is being considered within 5km of the proposed sites, through the Partial Review of the Purbeck Local Plan.

Dorset County Council 5 July 2016

Possible Mitigation:

The proposal will include mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. The site would be restored as soon as worked.

The proposal will include mitigation for visual and noise impacts, following guidance and best practice. To minimise traffic impacts, following a Transport Assessment at the planning application stage, measures such as holding back lorry traffic during peak traffic times could be used if necessary.

A traffic impact assessment report has been prepared, indicating that that roads in the area are capable of carrying the proposed quarry traffic.

Topic: Social Considerations – Carbon Emissions

SA Objectives: To adapt to and mitigate the impacts of climate change

Criterion C22 - Impact on carbon emissions	B
<p>Site will rely on road transport for access.</p> <p>The site is currently a mixture of grassland and other agriculture. The proposed restoration would likely be either back to agriculture or to heathland, or some combination. The site will be accessed by road, with material being taken a short distance south to Masters Pit. It is not expected that there would be a permanent loss of vegetation.</p> <p>Dorset County Council 5 July 2016</p>	
<p>Possible Mitigation:</p> <p>Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.</p>	

Topic: Social Considerations

SA Objectives: To enable safe access to countryside and open spaces

Criterion C23 – Impact on recreational land	D
<p>The site is private land and has no formal or informal access right or recreational use. There could be opportunities to introduce public access following restoration. This justifies a score of a 'D' (No Significant or Negligible Impact), possibly mitigated to an 'E' (Positive Impact) if public access could be secured.</p> <p>Dorset County Council 5 July 2016</p>	
Criterion C24- Impact on public rights of way	D
<p>Site A does not affect any rights of way. Development for minerals extraction to consider options for improved access through restoration. This justifies a score of a 'D' (No Significant or Negligible Impact), possibly mitigated to an 'E' (Positive Impact) if public access could be secured.</p> <p>Dorset County Council 5 July 2016</p>	

Criterion C25 - Are the access proposals acceptable	C	D
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It would be reasonable to expect the existing works entrance that lies immediately to the east of this site to be used. The verge at the end of the west bell-mouth radii shows signs of over-running, probably by the rear axles of longer vehicles and doesn't have an exit taper and this should be addressed. It is expected that the issues identified can be overcome to provide a satisfactory access.

Dorset County Council 5 July 2016

AS28a Gallows Hill South Site Assessment

This would be a new site and require a new access. This must be formed onto the Puddletown Road. It is considered that this could be achievable subject to possible 3rd party issues and adequate visibility being provided and maintained. It is understood material would be processed at an existing site to the east. The advantage of this would be left turn manoeuvres into the site and right turns from the access thus causing little or no delay to passing traffic.

Dorset County Council February 2017

Possible Mitigation:

If developed, a Transport Assessment would be required, identifying possible impacts and appropriate mitigation.

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
Highways England	We note that this is a new site, with processing taking place at Masters Pit which would cease extraction operations. As such, we consider it unlikely that there would be an impacts on the SRN, providing that extraction operations at Masters Pit do indeed cease.

Public Rights of Way	
DCC Rights of Way	<i>Comments have been requested...</i>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
Environment Agency	<p>Site A</p> <p>No objection to Area A being proposed for minerals extraction provided hydrogeological assessment shows no significant impact on adjacent SSSI, SAC, SPA and Ramsar. A hydrogeological risk assessment would be required at the site allocation stage. Other detailed assessments listed above would be required at the planning application stage.</p> <p>Both Sites</p> <p>We have no objection to the proposed allocations at this site, provided there is no significant impact on the River Piddle and any other watercourses in the vicinity, also provided there is no significant impact on the adjacent SAC/SPA/ Ramsar and SSSI. A hydrogeological risk assessment is required at the site allocation stage. Other detailed assessments would be required at the planning application stage.</p> <p>The Lead Local Flood Authority (Dorset County Council) must be consulted on this proposed allocation.</p> <p>Both sites have a boundary with Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar. There is the potential that even a relatively shallow excavation could impact on the habitats in the SAC due to interception of shallow groundwater. Any proposal will need a detailed assessment of this risk in particular.</p> <p>Studies required and issues to consider</p> <ul style="list-style-type: none"> • Hydrogeological assessment at site allocation stage • Flood Risk Assessment at planning application stage • Ecological study if water features present in site • Restoration proposals should incorporate wetland features which will contribute to the aspirations of the Biodiversity Strategy <p>Protect and enhance water features in site</p> <p style="text-align: right;">Environment Agency – July 2016</p>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)

<p>Lead Local Flood Authority (LLFA) - DCC</p>	<p>AS28a Gallows Hill South Site Assessment</p> <p>No grounds for objection, subject to detail:</p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. However it is shown to be at some theoretical risk of surface water flooding by relevant mapping, which indicates a defined flow path and ditch feature following the southern boundary, and an existing pond feature located in the south-eastern corner of the site, during severe rainfall events (1:100/1000yr).</p> <p>A site specific strategy of surface water management should be requested that does not increase rates of runoff or generate off site worsening, in compliance with the NPPF.</p> <p>Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel or ditch with the status of Ordinary Watercourse.</p>
<p>Further work required?</p>	

Nature Conservation – Biodiversity Impacts

<p>Natural England comments</p>	<p>AS28 Gallows Hill</p> <p>In Natural England’s view there is significant potential for aggregate extraction within the area shown (<i>which includes Gallows Hill B as well</i>) and commensurate gains in biodiversity could be achieved.</p> <p>However, there are a number of significant biodiversity issues which at present are not well identified or explained in the site information presented. Most of these affect particular parts of the potential allocation site and in our view mean that there are some areas within the site that extraction should not take place, and others where further work is needed to establish whether or not extraction could happen without significant harm. In these circumstances, biodiversity enhancement could be achieved both through appropriate restoration and through appropriate management of areas within the proposed allocation site where extraction did not take place.</p> <p>The area shown south of the Puddletown Road – Gallows Hill A - is immediately adjacent to the part of Stokeford Heaths SSSI called Stoke Heath (also part of the Dorset Heaths SAC, the Dorset Heathlands SPA and the Dorset Heathlands Ramsar site). Stoke Heath has a high quality mire running along its length and draining from the NW to SE and then southwards. In these circumstances, there may be an adverse hydrological affect from mineral winning immediately to the north which might prevent or limit working of this area.</p> <p>Detailed hydrological work is obviously needed to evaluate impacts. In this case, it is impossible to predict what the outcome of this work might be.</p>
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Historic Environment	
Historic England Comments	No comment.

Other Building Stone: BS01 Manor Farm Quarry

Site Name: BS01 Manor Farm Quarry		Nominee: Mr & Mrs Johnson (Quarry Farm)	
Location: West of Manor Farm, Melbury Abbas		Agent: Land and Mineral Management	
Mineral Type: Shaftsbury Green Sandstone		Local Authority: North Dorset District Council	
Site Area: 4 ha	Production: c. 2,000 tpa	Reserve: c. 25,000 tonnes	

Impact Assessment Scoring

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

P/W: Preparation and Working

R/A: Restoration and Afteruse

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

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
3. To maintain, conserve and enhance geodiversity.	+	?	<ul style="list-style-type: none"> Large exposures in the upper greensand are uncommon inland from the coast in Dorset. There would be a benefit in allowing geologists access to recording any new exposures here. Retaining exposures could be considered but only if appropriate. 	<ul style="list-style-type: none"> Operator to be asked to permit visits/access to view exposures where possible during working. Opportunities to leave faces exposed when working is finished to be considered.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	<p>Groundwater</p> <ul style="list-style-type: none"> Site is on a Principal Aquifer. No impact on any Source Protection Zones. One licensed abstraction site within 250m. Environment Agency advise a Hydrogeological Risk Assessment will be required. 	<ul style="list-style-type: none"> Hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented. Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality. Any fuel on site should be properly stored to avoid contamination in case of spillage. Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources. Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.
	?	0	<p>Surface Water</p> <ul style="list-style-type: none"> Spring and watercourse within 250m of the site boundary. Ponds within 500m. Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated 	
5. To reduce flood risk and improve flood management.	0	0	<p>Flooding/Coastal Stability</p> <ul style="list-style-type: none"> Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding. 	<ul style="list-style-type: none"> Flood Risk Assessment (FRA) will be required. Any necessary mitigation to be implemented.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation	?	0	<p>Archaeology</p> <ul style="list-style-type: none"> The presence of two Scheduled Monuments to the south of the proposal site (1016893 – ‘Beacon and circular enclosure on Melbury Hill’ and 1016894 – ‘Cross dyke and linear boundary on Melbury Hill and Compton Down, Melbury Abbas’), the discovery of a Bronze Age cemetery on a quarry site just to the east, and the prominent location all indicate the site’s high archaeological potential. 	<ul style="list-style-type: none"> Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
areas, historic parks and gardens and other locally distinctive features and their settings).			<ul style="list-style-type: none"> The impact on the setting of the Scheduled Monuments and on below-ground archaeological remains needs to be assessed and if necessary evaluated before an informed planning decision could be made. Only when these exercises have been undertaken would the archaeological impact be understood – at present it could be anywhere from 'Very Significant' to 'No Significant' impacts. 	<p>during working – <u>no further work required at site allocation stage</u>.</p> <ul style="list-style-type: none"> All necessary mitigation to be implemented prior to working. Adequate provision to be made for preservation, excavation or recording, as appropriate. Further consideration to be given to restoration proposals, in terms of historic landscapes.
	?	0	<p>Historic Landscapes</p> <ul style="list-style-type: none"> The site is on the side of a hill that is a prominent landmark that can be seen from much of the Blackmore Vale in particular. Impact would depend on the extent of restoration and could be lessened if relatively small areas are quarried at a time and restored soon after. 	
	0	0	<p>Historic Buildings</p> <ul style="list-style-type: none"> Listed buildings too far away to be affected. 	<ul style="list-style-type: none"> No action required.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	--	?	<p>Landscape Capacity</p> <ul style="list-style-type: none"> Major in principle concern regarding the significant negative cumulative landscape, visual & amenity impacts this will have on the Area of Outstanding Natural Beauty and in particular, from the well-used paths in the area such as those on Melbury Hill. 	<ul style="list-style-type: none"> Full assessment of potential visual impacts will be required at planning application stage. All appropriate mitigation to be included. Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.
	--	?	<p>Designated Landscapes</p> <ul style="list-style-type: none"> Very Significant adverse impact. 	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> Impacts on air quality expected to be negligible. No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures. Any impacts due to noise resulting from mineral working would be expected to be satisfactorily minimised through normal noise mitigation 	<ul style="list-style-type: none"> Environmental protection measures to be put in place to reduce dust and noise impacts.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			measures, imposed at the planning application stage.	
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> Soil appears to be good to moderate quality agricultural land. Soils will be protected during working and restoration could bring the land back into agricultural production. 	<ul style="list-style-type: none"> Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.
10. To conserve and safeguard mineral resources.	+	0	<ul style="list-style-type: none"> The site would make an important contribution to the supply of building stone. 	<ul style="list-style-type: none"> No specific action required Site development to take into consideration relevant impacts and mitigate where appropriate.
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> This proposal does not promote the use of alternative materials. 	<ul style="list-style-type: none"> No action required.
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective. 	<ul style="list-style-type: none"> Ensure principles of sustainable development are incorporated into the development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the proposed extension and indirectly through the provision of building stone required for new build, repairs and maintenance, decorative and landscaping work. Both levels are expected to maintain employment, skilled and unskilled. Restoration to agriculture will offer some further economic benefits. Further benefits may be available if improved public access can be achieved, through the recreational attraction and use in the wider area (i.e. riding, walking). 	<ul style="list-style-type: none"> Seek further benefits, such as improved public access, where appropriate.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, given the size of the proposed quarry these will in relative terms be negligible. The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development. The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change. 	<ul style="list-style-type: none"> Use energy efficient plant and machinery. Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	- / ?	0	<ul style="list-style-type: none"> Previous extraction of Shaftesbury Green Sandstone to the east of the proposed area has established the principle of mineral extraction in this locality. No access location onto Quarry Lane has been specified but there are points where an access would be acceptable provided it is of suitable construction and size. Details of this would need to be provided at the time of any planning application. Access to the strategic network is likely to be gained via West Lane onto the A350 a short distance from the proposed site. While no estimated trip rates have been provided it is likely that they will be very low and sporadic, hence the site has been given a C rating. Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network. 	<ul style="list-style-type: none"> Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. TA to be scoped with the Transport Development Management Team. The Transport Assessment should identify opportunities for reducing impacts on the transport network.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working. As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy. 	<ul style="list-style-type: none"> Mitigate impacts where identified and appropriate.
17. To sustain the health and quality of life of the population	-	?	Impact on Sensitive Human Receptors <ul style="list-style-type: none"> Closest properties are residences to north west, within 50m. There are a number of other properties within 500m. Site will be screened as required. Site will be worked on a campaign basis, which will limit impacts. 	<ul style="list-style-type: none"> Provision of appropriate mitigation, following assessment of likely impacts. Restoration to improve landscape of site where possible; and to seek to increase public access.
	--		Impact on Existing Settlements <ul style="list-style-type: none"> Closest settlement is West Melbury, within 50m. Melbury Abbas is some 600m distant. Site will be screened as required. Site will be worked on a campaign basis, which will limit impacts. 	
	0	0	Impact on Airport Safety <ul style="list-style-type: none"> Site is approximately 37 km from Bournemouth airport and approximately 31 km from Yeovilton, with no wet working or restoration. 	<ul style="list-style-type: none"> No impacts expected and no action required.
18. To enable safe access to countryside and open spaces.	0	+(?)	Impact on Recreational Land <ul style="list-style-type: none"> Site is agricultural land and not used for informal recreation. Although no right of way exists on the land, a public path crosses the site. Restoration could seek to formalise or improve this access. 	<ul style="list-style-type: none"> Assessment of impacts, with appropriate mitigation identified.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-	+ (?)	<p>Impact on Public Rights of Way</p> <ul style="list-style-type: none"> Public right of way exists adjacent to (west of) the site, and the route actually used crosses the western side of site. N.B. – this section over the site does not appear to be part of the statutory route. An informal route also crosses the eastern side of the site. During working these routes will not be available. An alternative for the statutory route to the west will be required and may need to be screened. Restoration and possibly improvement of the path(s) when working is complete may be possible. 	<ul style="list-style-type: none"> Realignment of current 'desire lines' as required. Restoration to include considering how it might be possible to improve public access in the area.
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Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information or approval that may be required
<ul style="list-style-type: none"> • Watercourses • Ponds/lakes, including wet habitats • Groundwater 	<ul style="list-style-type: none"> • The Stour is the closest main river. The site drains into it by other water courses, including the Manston Brook. • The River Basin Management Plan South West River Basin District identifies the Stour as being of 'Moderate' environmental quality where site runoff would join it. • There is potential for contamination from runoff from site along with potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water. • Contamination of water supplies or reduction in amount of water available for licenses supplies. 	<ul style="list-style-type: none"> • Appropriate arrangements to be made for ensuring that runoff from the site does not enter the surface or groundwater drainage unless any silt has first been removed. • Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters. • On-going monitoring during development and working of the site. 	<ul style="list-style-type: none"> • Water Framework Assessment may be required. • Hydrological risk assessment to consider possible impacts of working this site and any required mitigation. • Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development. • Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse. • Flood Risk Assessment

Cumulative Impacts

Site is an extension to existing quarry. No other mineral working in the vicinity.

The proposal is within 5Km of sites allocated in Shaftesbury for residential development (1140 dwellings in the town in total) and employment development (7.0Ha) to the south of the A30, in the Pre -Submission draft North Dorset Local Plan Nov 2013. Traffic arising from the new development will add to general traffic levels on the A30 and A350.

Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> • Exposure of geological faces, during and possibly after working, expected to provide geodiversity benefits. • Development of site is expected to provide economic benefits, both directly at the site and in the local area where the stone is expected to be used. • Development of the site will provide a source of building stone, primarily for the benefit of the local area/economy. 	<ul style="list-style-type: none"> • No ecological impacts expected. • Hydrological investigation required, but no significant impacts expected. • Potential for significant archaeological impacts, and further assessment will be required. However, identified impacts may be capable of mitigation but this will not be known until further assessment carried out. • Significant landscape impacts and it is not clear whether these will be capable of mitigation. Further assessment will be required and the scale and method of working to be taken into consideration. • Site is agricultural land, which will be lost for a period of time. However, expected to be restored to current use, and is a relatively small area. • Limited climate change impacts would be expected, but site is small in scale and intensity of working is low. • Developing the site will have transport related impacts. However, the level of vehicle movements is low and the site will be worked as an extension, so there will be no intensification of working or cumulative impacts. • No expected issues regarding airfield proximity – no wet working or restoration. • There will be public access impacts as the statutory footpath deviates from its line and crosses the western part of the site. Another path, non-statutory, crosses the eastern part of the site. These will need to be re-routed and the western path may need to be screened. Restoration may make it possible to improve/formalise access across the site.

Overall Recommendation:

The assessment has identified potentially significant impacts from the working of this site, including landscape, historic environment and amenity issues. It is not clear at this stage whether these can be satisfactorily mitigated and further assessment will be required.

Key issues/impacts are hydrology/hydrogeology, archaeology and historic landscapes, landscape and visual impacts and impacts on designated landscape, amenity (particularly on nearby residences) and rights of way/access.

In addition, the site has been withdrawn by the site nominees from the Mineral Sites Plan site allocation process and therefore will not be taken forward.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying other building stone.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

Ball Clay: BC05 Doreys – Holme Heath

Site Name/Location: BC05 Doreys – Holme Heath		Nominee/Agent: Imerys	
Mineral Type: Ball Clay		Local Authority: Purbeck District Council	
Site Area: approximately 27 ha	Production: c. 79,000 tpa;	Reserve: approximately 440,000 tonnes	

Impact Assessment Scoring

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

P/W: Preparation and Working

R/A: Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
19. To move waste management up the waste hierarchy and promote net self sufficiency	N/A	N/A	<ul style="list-style-type: none"> This Objective is not relevant to this site nomination 	<ul style="list-style-type: none"> N/A
20. To maintain, conserve and enhance biodiversity	-	?	<p>European/International Designations</p> <ul style="list-style-type: none"> With European designated heathland almost entirely surrounding the proposed area it is difficult without any further information to come to any other conclusion than mineral extraction would be likely to have adverse effects on the designated areas. The existing field is currently acidic grassland and almost certainly contributes to supporting Annex 1 birds in the neighbouring designated 	<ul style="list-style-type: none"> Ecological surveys and hydrological reports required, identifying likely impacts together with possible mitigation for any impacts. Appropriate assessment under the

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<p>areas. Further, the field drains from the south-east downslope to the north-west corner, where it feeds the mire system within the designated area; it would be almost impossible to adequately mitigate hydrological effects of extensive working in the field, and certainly impossible to recreate the complex natural topography which the field currently exhibits.</p> <ul style="list-style-type: none"> Following detailed study, it might be possible to demonstrate no adverse effect on integrity of very limited working in the easternmost part of the field, where the land slopes to the east and water drains away from the mire. 	Habitat Regulations will be required.
	-	?	<p>Annex 1 Bird Species</p> <ul style="list-style-type: none"> With European designated heathland almost entirely surrounding the proposed area it is difficult without any further information to come to any other conclusion than mineral extraction would be likely to have adverse effects on the designated areas. The existing field is currently acidic grassland and almost certainly contributes to supporting Annex 1 birds in the neighbouring designated areas. Further, the field drains from the south-east downslope to the north-west corner, where it feeds the mire system within the designated area; it would be almost impossible to adequately mitigate hydrological effects of extensive working in the field, and certainly impossible to recreate the complex natural topography which the field currently exhibits. Following detailed study, it might be possible to demonstrate no adverse effect on integrity of very limited working in the easternmost part of the field, where the land slopes to the east and water drains away from the mire. 	<ul style="list-style-type: none"> Ecological surveys and hydrological reports required, identifying likely impacts together with possible mitigation for any impacts. Appropriate assessment under the Habitat Regulations will be required.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	-		<p>National Designations</p> <ul style="list-style-type: none"> With European designated heathland almost entirely surrounding the proposed area it is difficult without any further information to come to any other conclusion than mineral extraction would be likely to have adverse effects on the designated areas. A rich invertebrate assemblage is likely to be present in the field which helps to support the adjacent SSSI. The existing field is currently acidic grassland and almost certainly contributes to supporting Annex 1 birds in the neighbouring designated areas. Further, the field drains from the south-east downslope to the north-west corner, where it feeds the mire system within the designated area; it would be almost impossible to adequately mitigate hydrological effects of extensive working in the field, and certainly impossible to recreate the complex natural topography which the field currently exhibits. Following detailed study, it might be possible to demonstrate no adverse effect on integrity of very limited working in the easternmost part of the field, where the land slopes to the east and water drains away from the mire. 	<ul style="list-style-type: none"> Ecological surveys and hydrological reports required, identifying likely impacts together with possible mitigation for any impacts. Appropriate assessment under the Habitat Regulations will be required.
	--	?		
	-		<p>Protected species</p> <ul style="list-style-type: none"> The field is likely to support common protected reptiles throughout and may support European protected reptiles, Sand Lizard and Smooth Snake. The size of the population will determine how easy or difficult it is to achieve adequate mitigation and a disturbance licence from NE if required. 	<ul style="list-style-type: none"> Ecological surveys and hydrological reports required, identifying likely impacts together with possible mitigation for any impacts. Appropriate assessment under the Habitat Regulations will be required.
--	?			
0	0	<p>Local recognitions/designations, including ancient woodland and veteran trees</p> <ul style="list-style-type: none"> No likely impacts expected. 	<ul style="list-style-type: none"> No action required. 	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
21. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> Exposures resulting from working may be of interest to the quaternary and tertiary research associations. Benefits are only expected during working, and are likely to be obscured or covered as part of restoration. 	<ul style="list-style-type: none"> Provision should be made so that it will be possible to arrange visits on request.
22. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	?	<p>Groundwater</p> <ul style="list-style-type: none"> Licensed water supply site 500m to north west. No impact on SPZs. Site overlies a secondary aquifer and is in proximity to conservation designations and any associated water features. It is stated under Sustainability Objective 1 above that the field drains from the south-east downslope to the north-west corner, where it feeds the mire system within the designated area; it would be almost impossible to adequately mitigate hydrological effects of extensive working in the field, and certainly impossible to recreate the complex natural topography which the field currently exhibits. Following detailed study, it might be possible to demonstrate no adverse effect on integrity of very limited working in the easternmost part of the field, where the land slopes to the east and water drains away from the mire. 	<ul style="list-style-type: none"> Hydrological assessment required to determine possible impacts on ground and surface waters and on any wet heath / mires that might exist in adjacent designated sites, with appropriate mitigation to be identified/implemented. Where necessary mitigating measures should be installed to maintain groundwater levels. Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the rivers/watercourses is of an acceptable quality. Any fuel on site should be properly stored to avoid contamination in case of spillage. Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources. Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.
	?	?	<p>Surface Water</p> <ul style="list-style-type: none"> There are ponds within 250m of the site. Assessment required to determine possible impacts on hydrogeology. Impacts to be appropriately mitigated. 	
23. To reduce flood risk and improve flood management.	0	0	<p>Flooding/Coastal Stability</p> <ul style="list-style-type: none"> Entire site is within Flood Risk Zone 1, no expected risk of flooding or contributing to flooding. 	<ul style="list-style-type: none"> Flood Risk Assessment (FRA) will be required. All necessary mitigation to be implemented.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
24. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	?	<p>Archaeology</p> <ul style="list-style-type: none"> The Squirrels Cottage barrows to the north-west are protected as a Scheduled Monument. The impact on their setting and on any below-ground archaeology on the site needs to be assessed and evaluated before an informed planning decision can be made. Archaeological assessment and evaluation is required. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from Very Significant to No Significant Impact. 	<ul style="list-style-type: none"> Full archaeological survey of the area required to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working. All necessary mitigation to be implemented. Adequate provision to be made for preservation, excavation or recording, as appropriate. Further consideration to be given to restoration proposals, in terms of historic landscapes.
	?	?	<p>Historic Landscapes</p> <ul style="list-style-type: none"> Historically the site was heathland. This forms part of the setting of the scheduled Squirrels Cottage barrows. Sympathetic restoration to heathland would be rated as No Significant Impact – a lack of this would be Significant Adverse Impact. 	
	0	0	<p>Historic Buildings</p> <ul style="list-style-type: none"> Listed buildings too far away to be affected, therefore the site considered to have negligible impact on the listed buildings. 	<ul style="list-style-type: none"> No action required.
25. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	-	0	<p>Landscape Capacity</p> <ul style="list-style-type: none"> Visually relatively remote and inaccessible despite being adjacent to open access land. There may therefore be some opportunity for extraction, based on this aspect of the assessment, particularly in the lower lying less visible north western section of the site. Planning of ball clay extraction would therefore need to consider the merits of these landscape issues in association with the key ecological issues. 	<ul style="list-style-type: none"> Assessment of potential visual impacts required. All appropriate mitigation to be included. Restoration to consider increasing public access/informal recreation and to include nature conservation interests. Appropriate restoration proposals in line with Landscape Management Guidelines referred to in Minerals Strategy.

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

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective. 	
31. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of ball clay and aggregate minerals required for the maintenance of built environment and for new built development and for commercial/industrial uses. Both levels are expected to maintain employment, skilled and unskilled. However given the expected size of the reserve this is likely to be a limited benefit. Proposed restoration is to heathland/agriculture, both of which offer economic benefits. 	<ul style="list-style-type: none"> Further assessment required to consider restoration options.
32. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible. The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development. The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change. Restoration to some form of vegetated environment will offer benefits in the form of climate change mitigation, including provision of habitat for wildlife, but again these will be relatively small. 	<ul style="list-style-type: none"> Use energy efficient plant and machinery. Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.
33. To minimise the negative impacts of waste and minerals transport on the transport network,	-	0	<ul style="list-style-type: none"> This proposed site is a small working close to the current Doreys site and is accessed via an existing, adequate, entry onto Holme Lane. Access to the A351 is gained a short distance to the east via Holme Lane and West Lane. The site details show a traffic generation of 20 to 25 vehicles per day. However, if this site comes into operation it is thought that it would follow 	<ul style="list-style-type: none"> Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
mitigating any residual impacts.			<p>the cessation of extraction at this and other local pits. There would therefore not be an overall increase in traffic.</p> <ul style="list-style-type: none"> • If it is in operation simultaneously with other sites, could give rise to cumulative impacts, the impacts of which would need to be addressed. • As the site is not expected to come forward in parallel with the existing operations at this pit, and there are relatively good links with the strategic network, there is unlikely to be any noticeable increase in traffic and it has been given a 'Less Significant Adverse Impact' to 'No Significant Adverse Impact' rating. If the site were to come forward earlier, then consideration would need to be given to the routing of vehicles between the site, any processing facility and the A351. • Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network. 	<p>be scoped with the Transport Development Management Team.</p> <ul style="list-style-type: none"> • Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network. • Alternative options to be investigated.
34. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> • The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working. • As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy. 	<ul style="list-style-type: none"> • Mitigate impacts where identified and where appropriate.
35. To sustain the health and quality of life of the population	?	0	<p>Impact on Sensitive Human Receptors</p> <ul style="list-style-type: none"> • Closest residences within 400-800m. Site is well screened and not visible from residences. • Proposed site is immediately adjacent to rifle range. • Lorry traffic would have impacts on some settlements. This issue is mentioned under Objective 15 above. • Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network. Other mitigation can be implemented as considered necessary. • Development would likely require appropriate mitigation (such as visual and noise attenuation 	<ul style="list-style-type: none"> • Appropriate mitigation to be implemented, following assessment of likely impacts – visual, transport or other. • Restoration to improve landscape of site where possible; and to seek to increase public access.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			bunding, standoffs) to limit impacts. Adequate scope to screen works, using mitigation such as visual and noise attenuation bunds.	<ul style="list-style-type: none"> Transport Assessment to be carried out, identifying opportunities for reducing impacts on the transport network where appropriate.
	-	0	Impact on Existing Settlements <ul style="list-style-type: none"> Stoborough Heath is closest settlement at approximately 800m, site is well screened and would not be visible. Lorry traffic would have impacts on some settlements. This issue is mentioned under Objective 15 above. Policies DM1 and DM 8 actively address this issue of minimising impacts on the transportation network. Other mitigation can be implemented as considered necessary. 	
	0	0	Impact on Airport Safety <ul style="list-style-type: none"> Site is approximately 24 km from the airport and not proposed for wet working or wet restoration. Not expected to have an impact on the airport. 	<ul style="list-style-type: none"> No action required.
36. To enable safe access to countryside and open spaces.	0	0	Impact on Recreational Land <ul style="list-style-type: none"> Site is private land with no public access. No formal or informal recreational use. 	<ul style="list-style-type: none"> No action required
	-	0	Impact on Public Rights of Way <ul style="list-style-type: none"> Bridleway runs adjacent to eastern edge of site. It can be screened as required. 	<ul style="list-style-type: none"> Appropriate mitigation, such as visual screen bunding, to be provided as required.

Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information or approval that may be required
<ul style="list-style-type: none"> • Watercourses • Ponds/lakes, including wet habitats • Groundwater 	<ul style="list-style-type: none"> • The River Basin Management Plan South West River Basin District identifies the Frome (the closest main river, some 850m distant) as being of 'Poor' environmental quality. Potential for contamination from runoff from site. • Potential for contamination of controlled waters through spillage or seepage of pollutants such as fuel, or silt in water. • Potential impacts on existing surface water or ground water features – water flows through site to feed downstream designations. 	<ul style="list-style-type: none"> • Appropriate arrangements to be made for ensuring that runoff from the site does not enter the surface or groundwater drainage unless any silt has first been removed. • Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters. • On-going monitoring during development and working of the site. • Ground water recharge if considered necessary. 	<ul style="list-style-type: none"> • Full hydrogeological assessment to consider possible impacts of working this site and any required mitigation. • Flood Risk Assessment • Water Framework Assessment • Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development. • Assessment of the feasibility of relocating ponds and associated habitats and species. • Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.

Cumulative Impacts

There is other mineral working in the vicinity, both existing and proposed. The proposed site is an extension, although not directly adjacent, to an existing ball clay quarry. It is not clear at this stage when this site could commence working and whether it might operate at the same time as the current quarry. If that was to happen, this proposed site would have cumulative impacts, which would need to be addressed.

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

Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none"> Contributions to the supply of ball clay, a nationally important mineral. Economic benefits at local and wider levels. 	<ul style="list-style-type: none"> Potentially significant ecological impacts – it is expected that full Appropriate Assessment will be required, identifying impacts and required mitigation. Significant effects expected on hydrology, especially hydrogeology, as water flows through site to feed downstream designations – full assessment and mitigation will be required. Will be related to ecological assessment. Archaeological impacts possible, but not known until assessment – appropriate mitigation to be identified and applied. Possible limited landscape impacts, further assessment required. Site access and mineral transport will be by road – further assessment required to establish likely impacts and identify possible mitigation. Possibility of cumulative impacts if the site is worked simultaneously with other in the vicinity. Impacts on adjacent bridleway, to be mitigated by screening.

Overall Recommendation:

On the basis of the evidence available it does not appear that there is sufficient certainty that the impacts identified in this sustainability appraisal are currently capable of satisfactory mitigation. Further information will be required to determine likely impacts and whether these can be satisfactorily mitigated.

The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying aggregate.
 It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

Portland Stone: PS01 Bower's Mine, Weston, Portland

-Site Name/Location: PS01 Bower's Mine, Weston, Portland	Nominee: Albion Stone plc	Site Area: approximately 2.6 ha Production: up to 6,800 tonnes per annum Reserve: up to 45,000 tonnes
	Local Authority: Weymouth and Portland Borough Council Mineral Type: Portland Stone	

Impact Assessment Scoring

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

P/W: Preparation and Working

R/A: Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> This Objective is not relevant to this site nomination 	<ul style="list-style-type: none"> N/A
2. To maintain, conserve and enhance biodiversity	0	0	European/International Designations <ul style="list-style-type: none"> No impacts expected. 	<ul style="list-style-type: none"> No action required.
	0	0	Annex 1 Bird Species <ul style="list-style-type: none"> No impacts expected. 	<ul style="list-style-type: none"> No action required.
	?	0	National Designations <ul style="list-style-type: none"> The only issue for the Isle of Portland SSSI designation is the potential delay in restoration of Bowers Quarry. 	<ul style="list-style-type: none"> As far as possible minimise delays to restoration of Bowers Quarry. Identify whether additional benefits for SSSI can be achieved through this proposed development.
	0	0	Protected species <ul style="list-style-type: none"> No impacts expected. 	<ul style="list-style-type: none"> No action required.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	Local recognitions/designations, including ancient woodland and veteran trees <ul style="list-style-type: none"> No impacts expected. 	<ul style="list-style-type: none"> No action required.
3. To maintain, conserve and enhance geodiversity.	0	0	<ul style="list-style-type: none"> Underground mining on Portland is in keeping with the conservation of the Jurassic Coast and its setting. Geodiversity interests are expected to be limited, as compared to quarrying. 	<ul style="list-style-type: none"> Visits or other investigation of working sites may be requested.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	?	0	Groundwater <ul style="list-style-type: none"> No impacts expected, but assessment required to ensure no impacts on/from cemetery above. No impacts on any Source Protection Zone. Environment Agency indicate Hydrological Risk Assessment and Flood Risk Assessment will be required. 	<ul style="list-style-type: none"> Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented. Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality. Any fuel on site should be properly stored to avoid contamination in case of spillage. Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources.
	0	0	Surface Water <ul style="list-style-type: none"> No impacts expected 	
5. To reduce flood risk and improve flood management.	0	0	Flooding/Coastal Stability <ul style="list-style-type: none"> Site is entirely in Flood Risk Zone 1, no risk of flooding. 	<ul style="list-style-type: none"> No action required.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings,	?	0	Archaeology <ul style="list-style-type: none"> The ground above is a churchyard and cemetery. Clearly disturbance of human remains is an issue that needs to be considered, even if the recent burials in particular are not considered 'archaeological' in most people's opinion. If disturbance of burials can be avoided, the impact would be D ('No Significant or 	<ul style="list-style-type: none"> Further assessment required to assess/ensure mining of the stone under the cemetery would have no impacts on the burials above. Development will be subject to the normal controls, established at the

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
conservation areas, historic parks and gardens and other locally distinctive features and their settings).			Negligible Adverse Impacts') but if it is not clear that this would be the case, archaeological assessment and evaluation may be one way of providing information on the likely impact.	planning application stage, to ensure there is no risk of surface impacts or subsidence during or after working.
	0	0	Historic Landscapes <ul style="list-style-type: none"> Quarrying is a historic activity on Portland and has done much to shape its landscape. A first impression is that underground working would not have a visible impact on this landscape, but there may be impact from associated infrastructure and possibly from subsidence. 	
	0	0	Historic Buildings <ul style="list-style-type: none"> If engineers can confirm that the depth of the mine beneath the surface is sufficient that neither the cemetery walls, the graveyard burials and tombstones nor the Church of St George would have their stability affected by this then the impact will be negligible as they already stand in a quarry landscape. 	
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	0	0	Landscape Capacity <ul style="list-style-type: none"> No landscape and visual issues apart from the potential for this to delay the restoration of the rest of the Bowers areas. 	<ul style="list-style-type: none"> No action required, apart from, as far as possible, minimising delays to the restoration of Bowers Quarry.
	0	0	Designated Landscapes <ul style="list-style-type: none"> No significant/negligible impacts. 	
8. To protect and improve air quality and reduce the impacts of noise.	0	0	<ul style="list-style-type: none"> Impacts on air quality expected to be negligible. No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures. Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site. 	<ul style="list-style-type: none"> Environmental protection measures to reduce dust and ensure noise is appropriately mitigated.
9. To maintain, conserve and	0	0	<ul style="list-style-type: none"> No impacts expected 	<ul style="list-style-type: none"> No action required.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
enhance soil quality.				
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> The site would make an important contribution to the supply of Portland Stone to all potential markets. 	<ul style="list-style-type: none"> No specific action required. Site development to take into consideration relevant impacts and mitigate where appropriate.
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> This proposal does not promote the use of alternative materials. 	<ul style="list-style-type: none"> No action required.
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective. 	<ul style="list-style-type: none"> Ensure principles of sustainable development are incorporated into the development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Portland Stone required for new build, repairs and maintenance and decorative/monument work. Both levels are expected to maintain employment, skilled and unskilled. 	<ul style="list-style-type: none"> No action required.
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> Developing the proposed mine is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible. The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate 	<ul style="list-style-type: none"> Use energy efficient plant and machinery.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<p>change impacts and their possible mitigation for any proposed minerals development.</p> <ul style="list-style-type: none"> The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change. 	
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> This proposal is for an extension to the existing Bower's Mine site. Traffic is not expected to increase and the existing, adequate, access will be used. The A354 is accessed a short distance from the site. To exit the local area this road passes through Fortuneswell and Weymouth to the north. Access to this site does impact upon existing settlements; however, as there is not expected to be any increase over the existing operation, the site has been given a C ('Less Significant Adverse Impact') rating. Policies DM 1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network. 	<ul style="list-style-type: none"> Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should be scoped with the Transport Development Management Team. The Transport Assessment will identify opportunities for reducing impacts on the transport network.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working. As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM 1 and DM 8 of the Minerals Strategy. 	<ul style="list-style-type: none"> Mitigate impacts where identified and appropriate.
17. To sustain the health and quality of life of the population	?	0	<p>Impact on Sensitive Human Receptors</p> <ul style="list-style-type: none"> Site proposal is for mining, accessed from existing quarry. Site boundary is approximately 60m from residential properties and adjacent to listed church building. However as a mine impacts on these are expected to be minimal. Most significant receptor is the cemetery under which the proposal lies. No physical impact is anticipated as the roof of the mine will be metres below the depth of the graves. 	<ul style="list-style-type: none"> The Church of England have indicated that there is no problem mining under the cemetery, provided there is no impact on the burials. Full assessment will be required to ensure no impacts on burials or structures. Any required

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> More relevant will be the perceived impact of mining under a cemetery and also the views of the Church as to whether there will be possible issues with consecrated ground. More research is required to determine the extent of possible impact. Rating could vary between A ('Very Significant Adverse Impact') and D ('No Significant or Negligible Adverse Impacts'), depending on the outcome of further investigations. 	mitigation to be implemented.
	0	0	<p>Impact on Existing Settlements</p> <ul style="list-style-type: none"> No impacts expected, apart from traffic impacts. These are addressed elsewhere in this report. 	
	0	0	<p>Impact on Airport Safety</p> <ul style="list-style-type: none"> No impacts expected 	<ul style="list-style-type: none"> No action required.
18. To enable safe access to countryside and open spaces.	0	0	<p>Impact on Recreational Land</p> <ul style="list-style-type: none"> No impacts expected 	<ul style="list-style-type: none"> No action required.
	0	0	<p>Impact on Public Rights of Way</p> <ul style="list-style-type: none"> No impacts expected 	

Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
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<ul style="list-style-type: none"> • Watercourses • Ponds/lakes, including wet habitats • Groundwater 	<ul style="list-style-type: none"> • Potential for contamination through spillage or seepage of pollutants such as fuel or silt in water. 	<ul style="list-style-type: none"> • Appropriate arrangements to be made for ensuring that runoff from the site does not enter the groundwater unless any silt has first been removed. • Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters. • On-going monitoring during development and working of the site. 	<ul style="list-style-type: none"> • Full hydrogeological risk assessment will be required as part of a planning application. • Flood Risk Assessment • Water Framework Assessment
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Cumulative Impacts

Site proposal is an extension of a mining operation in an area with a long history of quarrying. As an extension it is not expected to lead to cumulative impacts.

The proposal is within 5Km of land allocated for major employment development (8.6Ha) at Osprey Quay, Portland (Policy PORT 1) and for residential development (380 dwellings) at the Former Hardy Complex, Portland (Policy PORT2) in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013). Traffic arising from the new development will add to general traffic levels on the A354.

Summary.

Potential Benefits	Potential Impacts on...
<ul style="list-style-type: none"> • Provision of Portland Stone. • Support for the Portland Stone industry and employment, both locally and wherever the stone is exported and used, with associated economic benefits. • Use of the stone for heritage building works/repairs, and for new buildings. 	<ul style="list-style-type: none"> • Expected impact on Portland SSSI, through delaying restoration of Bowers Quarry. • Mining under the cemetery, and under the buildings/structures could have both physical and perceived impacts. Full assessment required to ensure there will be no impacts on burials or structures. • Water/water quality could be impacted and a hydrological assessment to determine possible impacts/mitigation will be required. • Transport impacts on settlements are expected, but as an extension no intensification is expected. A Transport Assessment will be required at planning application stage, with appropriate mitigation identified.

Overall Recommendation:

Assessment already carried out has flagged up local amenity (in the sense of perceived impacts of mining under graves), archaeology/historic buildings and traffic as the key issues to be addressed as part of working land within this site nomination. Further assessment will be required at planning application stage to identify satisfactory mitigation and to identify if there are any additional impacts that will require mitigation.

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

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

This site has been permitted, following planning application.

Portland Stone: PS02 Perryfield Quarry Extension, Portland

Site Name/Location: PS02 Perryfield Quarry Extension, Portland	Nominee: Stone Firms Ltd Agent: Local Authority: Weymouth and Portland Mineral Type: Portland Stone	Site Area: Production Reserve:
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Impact Assessment Scoring

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

P/W: Preparation and Working

R/A: Restoration and Afteruse

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

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	0	0	<p>Local recognitions/designations, including ancient woodland and veteran trees</p> <ul style="list-style-type: none"> Providing that the over- and inter-burden from quarrying can be stored away from SNCIs such as Bottomcoombe SNCI and other areas supporting calcareous grassland habitat then any effects are likely to be insignificant. 	<ul style="list-style-type: none"> No action required.
3. To maintain, conserve and enhance geodiversity.	+	0	<ul style="list-style-type: none"> Existing interests and access requirements for scientific or educational study remain. 	<ul style="list-style-type: none"> Permit access to site where appropriate. Retain geological face after working if possible and if appropriate.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption of water in a sustainable way.	0	0	<p>Groundwater</p> <ul style="list-style-type: none"> Criteria classification "Less Significant Adverse Impact" as on a Secondary Aquifer. No impact on Source Protection Zones. 	<ul style="list-style-type: none"> No impacts expected and no action required.
	0	0	<p>Surface Water</p> <ul style="list-style-type: none"> Criteria classification "No Significant or Negligible Adverse Impacts" as there are no watercourses within 500m. 	
5. To reduce flood risk and improve flood management.	0	0	<p>Flooding/Coastal Stability</p> <ul style="list-style-type: none"> Entire site is within Flood Risk Zone 1. No impact on coastal stability. 	<ul style="list-style-type: none"> No action required.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and	?	0	<p>Archaeology</p> <ul style="list-style-type: none"> Unquarried areas of Portland are recognised as having high archaeological potential, and the lawnsheeds are mentioned below. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from 'Very Significant' to 'No Significant' impacts. 	<ul style="list-style-type: none"> Further assessment of possible impacts and appropriate mitigation will be required. All necessary mitigation to be implemented.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
other locally distinctive features and their settings).	- ?	-	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • Lawnsbeds are a distinctive feature of the Portland landscape. These are strip fields, probably of Medieval date, which were often in individual ownerships. • The site is within an area of such lawnsbeds, and although they have been adversely affected by various developments, several original boundaries survive. The impact of quarrying on these would depend upon how the working and restoration methods employed. 	
	0	0	<p>Historic Buildings</p> <ul style="list-style-type: none"> • There is no significant impact on the nearest listed building (the windmill) or its setting. The building has been stabilised in the past though having a keep out sign on it. • The quarrying is far enough away not to affect the foundations and the before and after settings should be very similar if not exactly the same. Assessment D ('No Significant Impact') therefore. 	<ul style="list-style-type: none"> • No action required.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	--	?	<p>Landscape Capacity</p> <ul style="list-style-type: none"> • Further open quarrying would be inappropriate in particular due to the site's contribution to the current intactness of the whole area as a unified and undeveloped area of open space close to and overlooked by residential properties and rights of way. • Despite some visually detracting features, further quarrying would negatively impact on key characteristics and its amenity, recreational and historic value and its value as an open undeveloped buffer and setting for adjacent properties and the adjacent conservation area. It is viewed by 'sensitive receptors' i.e. people in residential properties and those engaged in the landscape for recreational/amenity benefits. 	<ul style="list-style-type: none"> • Further assessment required to consider whether any mitigation is possible, and what it should be. • If mitigation is possible, all appropriate mitigation to be implemented as and when needed.
	0	0	<p>Designated Landscapes</p> <ul style="list-style-type: none"> • No impacts expected. 	<ul style="list-style-type: none"> • No action required.
8. To protect and improve air quality and	0	0	<ul style="list-style-type: none"> • Impacts on air quality expected to be negligible. • No AQMAs will be affected by the working of this site proposal. Any dust resulting from working 	<ul style="list-style-type: none"> • Environmental protection measures to reduce dust and ensure

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
reduce the impacts of noise.			<p>will be controlled through normal dust-suppression measures.</p> <ul style="list-style-type: none"> Noise mitigation will be addressed at the planning application stage, with appropriate mitigation to be included in the development of the site. 	noise is appropriately mitigated.
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> Site is 'Good to Moderate' agricultural land. Soils will be stripped and protected during preparation and working and reused on site as part of restoration. 	<ul style="list-style-type: none"> Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> The site would make an important contribution to the supply of Portland Stone for Bournemouth, Dorset and Poole and all other potential markets. 	<ul style="list-style-type: none"> No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> This proposal does not promote the use of alternative materials. 	<ul style="list-style-type: none"> No action required.
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective. 	<ul style="list-style-type: none"> Ensure principles of sustainable development are incorporated into the development of this site.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Portland Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled. 	<ul style="list-style-type: none"> No further action required.
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible. The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development. The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change. 	<ul style="list-style-type: none"> Use energy efficient plant and machinery. Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-	0	<ul style="list-style-type: none"> This proposal is for an extension to the existing Perryfield Quarry. Traffic is not expected to increase over the current levels and the existing, adequate, access will be used. The A354 is accessed a short distance from the site. To exit the local area this road passes through Fortuneswell and Weymouth to the north. Access to this site does impact upon existing settlements, however, as there is not expected to be any increase over the existing operation, the site has been given a C ('Less Significant Adverse Impact') rating. Policies DM1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network. 	<ul style="list-style-type: none"> Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should be scoped with the Transport Development Management Team. Transport Assessment will identify opportunities for reducing impacts on the transport network.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> The proposed extension can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working. As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy. 	<ul style="list-style-type: none"> Mitigate impacts where identified and appropriate. Transport Assessment to be carried out, identifying possible impacts and opportunities for reducing impacts on the transport network.
17. To sustain the health and quality of life of the population	--	0	Impact on Sensitive Human Receptors <ul style="list-style-type: none"> Residential properties within 50m to the south; adjacent to existing housing at Shortlands to the north and within 300m to the west. Further assessment and information required regarding screening and stand-offs. 	<ul style="list-style-type: none"> Further assessment required to consider whether this development may be possible. If it goes ahead, appropriate mitigation to be provided following assessment of likely impacts. Screening, bunding, standoffs will be used to mitigate impacts where considered necessary.
	--	0	Impact on Existing Settlements <ul style="list-style-type: none"> Site is surrounded by settlements of Easton and Weston, being adjacent to existing properties to the north. The existence of the Important Open Gap identified in the Weymouth and Portland Adopted Local Plan 2005 must be taken into consideration. 	
	0	0	Impact on Airport Safety <ul style="list-style-type: none"> Site is far removed (approximately 50km) from airport. No impacts expected. 	<ul style="list-style-type: none"> No action required.
18. To enable safe access to countryside and open spaces.	-	+	Impact on Recreational Land <ul style="list-style-type: none"> No formal recreational use; land shows signs of pathways indicating informal use for walking. 	<ul style="list-style-type: none"> If development goes ahead, opportunities for restoration to improve landscape of site where possible to be considered; and to seek to facilitate public access.
	--	+	Impact on Public Rights of Way <ul style="list-style-type: none"> Footpaths to west, east and north of site. Footpath to north of site is adjacent to site boundary. Further assessment on screening required. 	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		

Preliminary Hydrological Risk Assessment

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

Cumulative Impacts

Site nomination comprises a new proposal in an area where there is a high concentration and long history of mineral extraction.

The proposal is within 5Km of land allocated for major employment development (8.6Ha) at Osprey Quay, Portland (Policy PORT 1) and for residential development (380dwellings) at the Former Hardy Complex, Portland (Policy PORT2) in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013). Traffic arising from the new development will add to general traffic levels on the A354.

Summary.

Potential Benefits	Potential Impacts on...
<ul style="list-style-type: none"> • Provision of Portland Stone. • Support for the local stone industry and employment, both locally and wherever Portland Stone is exported and used, with associated economic benefits. • Use of the stone for heritage building works/repairs, and for new buildings. • Geodiversity benefits, through exposures created and fossils found. • Possibility of improved public access. 	<ul style="list-style-type: none"> • Archaeology – impacts could be significant, further assessment required to determine whether mitigation is possible. • Landscape Capacity and Historic Landscapes – significant impacts are expected, further assessment required to determine whether mitigation is possible. • Amenity - significant impacts are expected, further assessment required to determine whether mitigation is possible. • Recreation/Access - further assessment required to determine whether mitigation is possible.

Overall Recommendation:

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

At this stage it is considered likely that the benefits of developing this site do not outweigh the impacts of working.

In addition, no information has been submitted to indicate that this proposal does not conflict with Policy PD2 – Surface Quarrying of Portland Stone - of the Bournemouth, Dorset and Poole Minerals Strategy. This policy prevents future surface quarrying on Portland unless certain criteria are met.

The benefits of developing this site are not considered to outweigh the impacts of working here. **At this time** other sites are considered to be more appropriate options for supplying Portland Stone.

It is **recommended** that this site should not be included in the emerging Mineral Sites Plan

Site has been withdrawn.

Purbeck Stone: PK11 St Aldhelms Quarry Extension, Purbeck

Planning permission for this proposed site extension was granted on 1 April 2015 and therefore this site nomination is no longer under consideration. Details of this permission are as follows:

PLANNING APPLICATION: 6/2013/0055

LOCATION: St Aldhelms Quarry, Worth Matravers, Swanage, Dorset. BH19 3LN

DEVELOPMENT PROPOSED: The extension of St Aldhelm's Quarry by 0.58ha in a south-westerly direction, the continued operation of the quarry, including the importation of stone until 2046, the crushing of waste stone and the restoration of the site to calcareous species rich grassland and the retention of faces of geological interest.

No sustainability appraisal or further assessment is required.

Purbeck Stone: PK20 Crack Lane, Langton Matravers

Site Name/Location: Crack Lane, north of Langton Matravers	Nominee: W Haysom and Sons
Mineral Type: Purbeck Stone (Purbeck Marble)	Local Authority: Purbeck District Council
Site Area: approximately 0.5 ha	
Production: Likely to be worked in summer campaigns, 900 tonnes/campaign	
Reserve: up to approximately 32,000 tonnes, but only some 16,000 reasonably recoverable	

Impact Assessment Scoring

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

P/W: Preparation and Working

R/A: Restoration and Afteruse

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
1. To move waste management up the waste hierarchy	N/A	N/A	<ul style="list-style-type: none"> This Objective is not relevant to this site nomination 	<ul style="list-style-type: none"> N/A
2. To maintain, conserve and enhance biodiversity	0	0	European/International Designations <ul style="list-style-type: none"> No impacts expected. 	<ul style="list-style-type: none"> No action required.
	0	0	Annex 1 Bird Species <ul style="list-style-type: none"> No impacts expected 	<ul style="list-style-type: none"> No action required.
	0	0	National Designations <ul style="list-style-type: none"> No impacts expected 	<ul style="list-style-type: none"> No action required.
	0	0	Protected species <ul style="list-style-type: none"> The site has water vole (protected under Schedule 9 of the Wildlife and Countryside Act) and also provides foraging habitat for adjacent populations of European protected 	<ul style="list-style-type: none"> It is noted that this site would be worked intermittently and in limited campaigns. However, no information has been provided about how

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	--		<p>bats (Brown long eared, Bechsteins and Natterers).</p> <ul style="list-style-type: none"> These species would all be significantly affected by the loss of this site. This impact would have to be demonstrated to be capable of mitigation for this site proposal to progress. 	<p>this low level of working could be achieved with acceptable mitigation of impacts.</p> <ul style="list-style-type: none"> Further assessment required to demonstrate that acceptable mitigation is possible, and how this might be achieved. Also, the potential for restoration to improve the site for the benefit of these species/designations needs to be considered.
	0	0	<p>Local recognitions/designations, including ancient woodland and veteran trees</p> <ul style="list-style-type: none"> Site is adjacent to two SNCI's and forms an important linking habitat between them. The functionality of the SNCI's would be significantly affected by the loss of this habitat area. This impact would have to be demonstrated to be capable of mitigation for this site proposal to progress. 	
	--			
3. To maintain, conserve and enhance geodiversity.	+	+	<ul style="list-style-type: none"> This site is adjacent to an existing Local Geological Site (Landscape Guidelines). Any excavation at this location has the potential to create fresh exposures that will compliment or enhance those that already exist at the Crack Lane Local Geological Site. Retaining permanent exposures for geological conservation at this site would be desirable. In addition the extraction of Purbeck Marble for use in building is a valuable link between geological and human heritage and is considered to benefit geological conservation. 	<ul style="list-style-type: none"> Note potential for quarries to yield fossils or other material of geodiversity interest. Visits or other investigation of working sites may be requested. Investigate potential and/or benefits of leaving quarried face open after restoration.
4. To maintain, conserve and enhance the quality of ground, surface and sea waters and manage the consumption	-	0	<p>Groundwater</p> <ul style="list-style-type: none"> Site overlies Secondary aquifer. No impact on Source Protection Zones. Not known if there are any licenced supplies. 	<ul style="list-style-type: none"> Simple hydrological assessment required to determine possible impacts, on ground and surface waters, with appropriate mitigation to be implemented. Appropriate arrangements should be put in place to ensure that the water leaving the site and entering the watercourses or groundwater is of an acceptable quality. Any fuel on site

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
of water in a sustainable way.	--	0	<p>Surface Water</p> <ul style="list-style-type: none"> Watercourse forms northern boundary of the site and there is another watercourse on the other side of Crack Lane. 	<p>should be properly stored to avoid contamination in case of spillage.</p> <ul style="list-style-type: none"> Appropriate arrangements should be installed for surface water and silt collection and fuel storage to prevent contamination of groundwater resources. The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.
5. To reduce flood risk and improve flood management.	0	0	<p>Flooding/Coastal Stability</p> <ul style="list-style-type: none"> Site is entirely in Flood Risk Zone 1, no risk of flooding. 	<ul style="list-style-type: none"> No action required.
6. To maintain, conserve and enhance the historic environment (including archaeological sites, historic buildings, conservation areas, historic parks and gardens and other locally distinctive features and their settings).	?	0/+	<p>Archaeology</p> <ul style="list-style-type: none"> The site is expected to have high potential for both industrial archaeological evidence of early quarrying and perhaps other below-ground archaeology. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from 'Very Significant' to 'No Significant' impact. 	<ul style="list-style-type: none"> Archaeological survey of the area required <u>as part of planning application</u> to assess possible presence and significance of non-designated remains and to assess whether/how these should be protected during working – <u>no further work required at site allocation stage</u>. All necessary mitigation to be implemented prior to working. Adequate provision to be made for preservation, excavation or recording, as appropriate. Further consideration to be given to restoration proposals, in terms of historic landscapes.
	0	0	<p>Historic Landscapes</p> <ul style="list-style-type: none"> The local landscape bears the imprint of previous quarrying dating from the Roman period onwards. It could be argued that the present site would be a continuation of the process, and if the site is to be restored afterwards the impact would be limited in time anyway. 	

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
	+	0	<p>Historic Buildings</p> <ul style="list-style-type: none"> There are no historic buildings in close proximity to this site therefore there is no impact on historic buildings here except the beneficial effect of releasing stone to repair old buildings or build new ones in sympathy with the Local environment. This therefore qualifies as positive impact. 	<ul style="list-style-type: none"> No action required.
7. To maintain, conserve and enhance the landscape, including townscape, seascape and the coast.	--	0?	<p>Landscape Capacity</p> <ul style="list-style-type: none"> Significant adverse impact. The landscape capacity to accommodate the site is between low and medium. The site is on a prominent corner of a busy and well used tourist route (the A351) and a quiet lane (Crack Lane) and a public footpath runs right through the site. Although the site will be seen when passing by on these routes development will create an adverse impact on the amenity of users of the AONB, on the intimate character of the clay valley landscape and on the existing site features such as trees, copses and water courses. Further assessment will be required to determine whether mitigation will be possible. 	<ul style="list-style-type: none"> Visual impacts assessment required to understand more of the potential impacts and what might be needed to mitigate these. Mitigation – primarily screening – may be possible but it is not known at this stage what would be needed to make this effective.
	--	0?	<p>Designated Landscapes</p> <ul style="list-style-type: none"> Significant adverse impact. The site is likely to impact adversely on the Dorset AONB. Further assessment will be required to determine whether mitigation will be possible. 	
8. To protect and improve air quality.	0	0	<ul style="list-style-type: none"> Impacts on air quality expected to be negligible. No AQMAs will be affected by the working of this site proposal. Any dust resulting from working will be controlled through normal dust-suppression measures. 	<ul style="list-style-type: none"> Environmental protection measures to reduce dust.
9. To maintain, conserve and enhance soil quality.	-	0	<ul style="list-style-type: none"> The site is currently an area of pasture and soils are either good to moderate or poor in quality. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality. 	<ul style="list-style-type: none"> Soil to be properly stripped and stored prior to working; protected during working; and re-spread on site after working.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
10. To conserve and safeguard mineral resources.	++	0	<ul style="list-style-type: none"> The site would make an important contribution to the supply of Purbeck Stone, specifically Purbeck Marble, for Bournemouth, Dorset and Poole and all other potential markets. 	<ul style="list-style-type: none"> No specific action required; site development to take into consideration relevant impacts and mitigate where appropriate.
11. To promote the use of alternative materials.	-	0	<ul style="list-style-type: none"> This proposal does not promote the use of alternative materials. 	<ul style="list-style-type: none"> No action required.
12. To provide an adequate and affordable supply of minerals to meet society's needs.	+	0	<ul style="list-style-type: none"> Development of this site would provide a benefit in terms of contributing to the provision of a supply of minerals to meet society's needs. Ensuring a sustainable supply will depend on the development and management of the site. Providing site development takes into account relevant principles of sustainable development it is expected this will contribute to complying with this objective. 	<ul style="list-style-type: none"> Ensure principles of sustainable development are incorporated into the development of this site.
13. To promote and encourage sustainable economic growth	+	0	<ul style="list-style-type: none"> This site proposal is expected to contribute to economic development on two levels – directly through the provision of employment at the site to be developed and indirectly through the provision of Purbeck Stone required for new build, repairs and maintenance, decorative and monument work and landscaping work. Both levels are expected to maintain employment, skilled and unskilled. The relative rarity of Purbeck Marble adds benefit to this proposal and contributes to maintaining the various skills-bases associated with its preparation and use. 	<ul style="list-style-type: none"> No action required.
14. To adapt to and mitigate the impacts of climate change.	-	0	<ul style="list-style-type: none"> Developing land as a quarry is expected to have some negative impacts regarding climate change, due primarily to machinery used and transportation of mineral away from site. However, these will in relative terms be negligible. The Bournemouth, Dorset and Poole Minerals Strategy seeks to address and minimise such impacts through Policy CC1 which requires operators to take into consideration climate change impacts and their possible mitigation for any proposed minerals development. 	<ul style="list-style-type: none"> Use energy efficient plant and machinery. Implement restoration which provides appropriate habitats to help to increase resilience of flora/fauna.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
			<ul style="list-style-type: none"> The development management policies, e.g. DM 1, also address and seek to minimise the issue of sustainable development and climate change. 	
15. To minimise the negative impacts of waste and minerals transport on the transport network, mitigating any residual impacts.	-?	0	<ul style="list-style-type: none"> It is expected that this site would be worked in summer campaigns, with approximately 900 tonnes per annum being produced during those years it is worked. It is not expected that the site would be worked annually. This would equate to a total of about 60 trips over the course of the campaign. The site access is proposed to be from Crack Lane, a short distance from its junction with the A351. An acceptable access onto Crack Lane to accommodate this low number of trips would be achievable. It is proposed that trips from the site will go to the Lander's Quarry Yard located to the west of B3069 Langton Matravers. A Transport Statement would be needed with the site to look at potential routes between the two sites. The site is considered to have a 'Less Significant Adverse Impact' . Policies DM 1 and DM 8 of the Minerals Strategy actively address this issue of minimising impacts on the transportation network. 	<ul style="list-style-type: none"> Any proposal for this site would need to be accompanied by a Transport Assessment which will need to provide access details and consider vehicle routing. The TA should be scoped with the Transport Development Management Team and is intended to identify opportunities for reducing impacts on the transport network.
16. To support and encourage the use of sustainable transport modes, imposing no unmitigated negative impacts on them.	-	0	<ul style="list-style-type: none"> The proposed site can only realistically be accessed by means of road transport, resulting in a negative impact under this Objective during development and working. As far as reasonably possible negative impacts resulting from access and transport will be mitigated, as required by Policies DM1 and DM8 of the Minerals Strategy. 	<ul style="list-style-type: none"> Mitigate impacts where identified and appropriate.

Sustainability Objectives	Effects		Commentary	Mitigation
	P/W	R/A		
17. To sustain the health and quality of life of the population	0	0	<p>Impact on Sensitive Human Receptors</p> <ul style="list-style-type: none"> Site is very well screened from receptors. Cemetery approximately 130m to the south but woodland in-between. Impacts are considered to be negligible. 	<ul style="list-style-type: none"> No action required.
	-	0	<p>Impact on Existing Settlements</p> <ul style="list-style-type: none"> Langton Matravers is approximately 350m to the south, but site is well screened and there is no inter-visibility. Quarried stone has to be transported to Landers Service Yard. The route has not yet been finalised, but could pass through Langton Matravers. Rating of this site could vary between 'Significant Adverse Impact' and 'No Significant or Negligible Adverse Impacts', depending on the outcome of the Transport Assessment. 	<ul style="list-style-type: none"> Provision of appropriate mitigation, should any be required, following assessment of likely impacts. Restoration to improve landscape of site where possible; and to seek to facilitate public access. Screening, bunding, standoffs will be used to mitigate impacts where considered necessary. Transport impacts to be considered through Transport Assessment, as noted above.
	0	0	<p>Impact on Airport Safety</p> <ul style="list-style-type: none"> Site is over 20km from airport and will be worked and restored dry. No impacts expected. 	<ul style="list-style-type: none"> No action required.
18. To enable safe access to countryside and open spaces.	--	0	<p>Impact on Recreational Land</p> <ul style="list-style-type: none"> Site is a small area of pasture-land, crossed by a public footpath. Apart from this footpath, the site does not appear to be used for any other formal/informal recreational purposes. 	<ul style="list-style-type: none"> Assessment of potential impacts, with appropriate mitigation identified. This must address impacts on the footpath. Restoration to include considering how it might be possible to improve public access in the area.
	--	0	<p>Impact on Public Rights of Way</p> <ul style="list-style-type: none"> Site is crossed by a public footpath and there are other footpaths in the vicinity. This path will be significantly impacted by this proposal and will need to be diverted appropriately during working campaigns. 	

Preliminary Hydrological Risk Assessment

Controlled Waters	Issues/Risks	Mitigation	Further information/approval required
<ul style="list-style-type: none"> • Watercourses • Ponds/lakes, including wet habitats • Groundwater 	<ul style="list-style-type: none"> • Impacts on surface water features - the site drains through various streams/drains through Swanage and then to the sea, some 3.5 km to the east. • Potential for contamination of drains/streams/sea through spillage or seepage of pollutants such as fuel, or silt in water. 	<ul style="list-style-type: none"> • Appropriate arrangements to be made for ensuring that runoff from the site does not enter the streams/drains or groundwater unless any silt has first been removed. • Fuel stored on site to be appropriately bunded and sealed to prevent any spillage from entering ground or surface waters. • On-going monitoring during development and working of the site. 	<ul style="list-style-type: none"> • Further assessment of potential impacts on water quality and levels, particularly for groundwater, is required prior to development – scope to • Flood Risk Assessment and Water Framework Assessment • Assessment of the feasibility of relocating ponds and associated habitats and species. • Land Drainage Consent to be obtained from Dorset County Council if works may affect flow of an ordinary watercourse.

Cumulative Impacts

The proposal is within 5km (by road) of a town (Swanage) where allocations for the development of 200 dwellings, employment and retail facilities have been made in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy SE). (Site details not yet available). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

Site is a new mineral extraction in an area where there are other areas of mineral extraction. Stone from this site will be extracted in time-limited campaigns.

Summary.

Potential Benefits	Potential Impacts
<ul style="list-style-type: none">• Geodiversity – exposing the Purbeck Marble will have geodiversity interest/benefit. However, the exposure will be temporary, only during campaigns.• A source of Purbeck Marble to be used in the construction of new buildings and maintenance of existing structures will be a benefit. It will also assist in providing employment and skills maintenance.• Possible benefits through exposure/interpretation of historic quarries/quarrying in the locality.	<ul style="list-style-type: none">• The proposed development could have impacts on protected species and local nature conservation designations. It is not known at this stage whether and how these impacts can be mitigated.• There is a stream adjacent to the site boundary and although this is not expected to prevent development of this site, potential impacts on runoff and groundwater must be very carefully assessed and monitored to ensure that there will not be any impacts on these.• The proposed development is expected to have severe impacts on both the capacity of the local landscape to satisfactorily absorb the development and the surrounding designated landscape. Further assessment will be required to see if the impacts can be mitigated in any way.• There will be impacts on users of the footpath which crosses the site, as it will have to be diverted. Further assessment is required to consider impacts and options for diversion.• The preliminary transport assessment indicates that quarry traffic will be relatively low and easily able to gain access to public roads. A more detailed assessment is required to consider impacts of transporting stone to where it will be processed/sold, and whether this will have any impacts on Langton Matravers or any other settlements.

Overall Recommendation:

Although there are important benefits to be realised from developing a source of Purbeck Marble, it appears that the site will have significant landscape impacts. There will also be impacts on biodiversity, hydrology/hydrogeology, potentially archaeology and rights of way/access. In the absence of further information, particularly regarding the specific need for Purbeck Marble and more detail on how the site might be worked, how often it might be worked and how it would be restored/left between working, it is considered that the site is not at this stage appropriate for inclusion in the emerging Mineral Sites Plan.

On the basis of the evidence available it does not appear that there is sufficient certainty that the impacts identified in this sustainability appraisal are currently capable of satisfactory mitigation. The site remains part of the mineral resource of Bournemouth, Dorset and Poole but is not at this time included in the Draft Bournemouth, Dorset and Poole Mineral Sites Plan.

Appendix D: Sites Considered During Preparation of the Plan

Draft Mineral Sites Plan – Stages of Consultation – Sites Under Consideration at Each Stage									
Minerals Site Allocations Document 2008	Outcome	Draft Mineral Sites Plan 2013-2014	Outcome	Draft Mineral Sites Plan 2015	Outcome	Sites Under Consideration 2016	Draft Mineral Sites Plan Update 2016	Sites Under Consideration For Inclusion in Final Draft Plan	
Ball Clay	BC01 Carrot Bank	Withdrawn	Withdrawn	BC01-Carrot Bank	Withdrawn	BC01-Carrot-Bank	BC01-Carrot-Bank	BC01-Carrot-Bank	
	BC02 Dorey's	Permitted	Permitted	BC02-Dorey's	Permitted	BC02-Dorey's	BC02-Dorey's	BC02-Dorey's	
	BC03 Povington	Permitted	Permitted	BC03-Povington	Permitted	BC03-Povington	BC03-Povington	BC03-Povington	
	BC04 Trigon Hill extension	Further consultation and assessment	Further consultation and assessment	BC04 Trigon Hill extension	Further consultation and assessment	BC04 Trigon Hill extension	BC04 Trigon Hill extension	BC04 Trigon Hill extension	
		New nomination	Withdrawn	BC05-Dorey's-Helme-Heath	Withdrawn	BC05-Dorey's-Helme-Heath	BC05-Dorey's-Helme-Heath	BC05-Dorey's-Helme-Heath	
		New nomination	Withdrawn	BC06 Weelsbarrow	Withdrawn	BC06 Weelsbarrow	BC06-Weelsbarrow	BC06-Weelsbarrow	
	Aggregates	AS02 Cannon Hill	Withdrawn	Withdrawn	AS02-Cannon Hill	Withdrawn	AS02-Cannon Hill	AS02-Cannon Hill	AS02-Cannon Hill
		AS03 Crossways	Withdrawn	Withdrawn	AS03 Crossways	Withdrawn	AS03-Crossways	AS03-Crossways	AS03-Crossways
		AS04 Dorey's	Permitted	Permitted	AS04-Dorey's	Permitted	AS04-Dorey's	AS04-Dorey's	AS04-Dorey's
		AS05 East Parley Residual Reserve	Withdrawn	Withdrawn	AS05-East Parley Residual Reserve	Withdrawn	AS05-East-Parley Residual-Reserve	AS05-East-Parley Residual-Reserve	AS05-East-Parley Residual-Reserve
AS06 Great Plantation		Further consultation and assessment	Further consultation and assessment	AS06 Great Plantation	Further consultation and assessment	AS06 Great Plantation	AS06 Great Plantation	AS06 Great Plantation -	
AS07 Hodge Ditch Area 2		Permitted	Permitted	AS07-Hodge Ditch-Area-2	Permitted	AS07-Hodge-Ditch Area-2	AS07-Hodge-Ditch Area-2	AS07-Hodge-Ditch Area-2	
AS08 Horton Heath		Further consultation and assessment	Further consultation and assessment	AS08 Horton Heath	Further consultation and assessment	AS08 Horton Heath (revised areas)	AS08 Horton Heath (revised areas)	AS08-Horton-Heath (revised-areas)-Not-considered suitable-for inclusion	
AS09 Hurn Court Farm		Further consultation and assessment	Further consultation and assessment	AS09 Hurn Court Farm	Further consultation and assessment	AS09 Hurn Court Farm	AS09 Hurn Court Farm	AS09 Hurn Court Farm	

Minerals Site Allocations Document 2008	Outcome	Draft Mineral Sites Plan 2013-2014	Outcome	Draft Mineral Sites Plan 2015	Outcome	Sites Under Consideration 2016	Draft Mineral Sites Plan Update 2016	Sites Under Consideration in Final Draft Plan
AS10 Moreton Plantation	Further consultation and assessment	AS10 Moreton Plantation	Not considered suitable for inclusion	AS10 Moreton Plantation	Not considered suitable for inclusion	AS10 Moreton Plantation		AS10 Moreton Plantation
AS11 Parley Court Phase 3	Further consultation and assessment	AS11 Parley Court Phase 3	Withdrawn	AS11 Parley Court Phase 3	Not considered suitable for inclusion	AS11 Parley Court Phase 3		AS11 Parley Court Phase 3
AS12 Philliol's Farm	Further consultation and assessment	AS12 Philliol's Farm	Further consultation and assessment	AS12 Philliol's Farm	Not considered necessary	AS12 Philliol's Farm (under consideration again in case of shortfall)	AS12 Philliol's Farm	AS12 Philliol's Farm
AS13 Roeshot	Further consultation and assessment	AS13 Roeshot	Further consultation and assessment	AS13 Roeshot	Further consultation and assessment	AS13 Roeshot		AS13 Roeshot
AS14 Sturminster Marshall	Withdrawn	AS14 Sturminster Marshall	Withdrawn	AS14 Sturminster Marshall	Withdrawn	AS14 Sturminster Marshall (under consideration again in case of shortfall)	AS14 Sturminster Marshall	AS14 Sturminster Marshall Not considered suitable for inclusion
AS15 Tatchell's	Further consultation and assessment	AS15 Tatchell's	Further consultation and assessment	AS15 Tatchell's	Further consultation and assessment	AS15 Tatchell's		AS15 Tatchell's
AS16 Trigon Hill	Permitted	AS16 Trigon Hill	Permitted	AS16 Trigon Hill	Permitted	AS16 Trigon Hill		AS16 Trigon Hill
AS17 Uddens Plantation	Withdrawn	AS17 Uddens Plantation	Withdrawn	AS17 Uddens Plantation	Withdrawn	AS17 Uddens Plantation		AS17 Uddens Plantation
AS18 Wimborne Minster	Withdrawn	AS18 Wimborne Minster	Withdrawn	AS18 Wimborne Minster	Withdrawn	AS18 Wimborne Minster		AS18 Wimborne Minster
AS19 Woodsford	Further consultation and assessment	AS19 Woodsford	Further consultation and assessment	AS19 Woodsford	Further consultation and assessment	AS19 Woodsford		AS19 Woodsford
	New nomination	AS21 Came Home Farm	Not considered suitable for inclusion	AS21 Came Home Farm	Not considered suitable for inclusion	AS21 Came Home Farm		AS21 Came Home Farm