

Appendix A: Site Allocations

Appendix A: Site Allocations

Background

1 This Appendix contains Development Guidelines for each of the allocated minerals sites, setting out key site specific information relating to potential constraints, opportunities and issues to be addressed at the planning application stage.

Development Guidelines

2 The Development Guidelines set out the matters to be taken into account in relation to the development of each site. They also include guidance on restoration objectives for the various sites. **The information set out in the Development Guidelines should not be considered as exhaustive.** These Guidelines are based on an assessment of the sites at the time this Plan was prepared and if circumstances change or new information becomes available prior to sites coming forward through a planning application, this will also need to be taken into account.

3 As a result of the issues set out in the Development Guidelines, and depending on the precise nature of the development proposed, mitigation measures are likely to be required in order to prevent adverse impacts occurring. If adverse impacts are unavoidable and it is considered that they are an acceptable part of the development proposed, compensation measures may be required.

4 A landscape-scale approach to restoration should be adopted ⁽¹³⁾, taking into account the existing natural, built, historic and cultural landscape character; and existing or proposed restoration of minerals sites adjacent to, or in the vicinity of, the allocation. All restoration schemes should be designed to best meet the particular characteristics and future aspirations of the wider landscape. These may include opportunities for natural flood risk mitigation, biodiversity, tourism or other multi-functional uses.

5 Access to/from sites, particularly road access, is a key safety issue and can cause significant impacts on areas/residents/road users around a mineral site. The Mineral Planning Authority wish to draw attention to the *Standard for construction logistics: Managing work related road risk (WRRR)* ⁽¹⁴⁾ as an example of a good practice approach to reducing access related impacts of the development and use of a mineral site.

Relationship to the Minerals Strategy 2014

6 As already mentioned, the Mineral Sites Plan delivers, and is an integral part of, the Minerals Strategy 2014. The two documents should be read together, and the policies of the Minerals Strategy 2014, particularly development management, safeguarding and restoration policies, will be applied to the proposals (particularly the site allocations) of the Mineral Sites Plan.

13 See paragraphs 15.4 to 15.7 of the Minerals Strategy 2014 for further information.

14 Facilitated by Transport for London. See: <https://www.tfl.gov.uk/info-for/freight/safety-and-the-environment/managing-risks-wrrr?intcmp=7787> for further information.

7 Aerodrome Safeguarding

8 The minerals Strategy 2014 covers the issue of Airfield Safeguarding (pp.199-200, including policy DM9). For clarification, should an aviation impact assessment be required for any site, it will include consideration of the following four criteria:

9 Wildlife Strike Risk: Mineral extraction and restoration plans may create habitats that will encourage species of wildlife to the site which could have a direct impact on aircraft safety at airfields, including at Bournemouth Airport. A wildlife strike risk assessment and mitigation plan will be required in such cases.

10 Air Traffic Control (ATC): All lighting required for the development or working of a site should be assessed to ensure that there is no impact on sightlines from ATC or aircraft operating from or in the vicinity of airfields, including Bournemouth Airport.

11 Air Traffic Engineering: If mineral development or working requires the use of radio communication, when radios are operating in close proximity to an airfield the operator should provide the airfield with details as required to ensure no interference with critical equipment or communication frequencies.

12 Obstacle Limitation Surfaces: Within 15km of an airfield there are a series of protected surfaces that should be kept clear of any upstanding non-frangible obstacles to ensure the safe operation of aircraft. This not only includes permanent structures but also temporary structures and tall plant such as cranes and excavators. All equipment and structures of this type should be assessed, and advised to the airfield to ensure such surfaces remain clear of obstacles. (MM-AA.1)

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Sand and Gravel

AS-06: Great Plantation

Site location: Great Plantation, land to the south of Puddletown Road, Wareham.

Grid reference: SY 860 884

District/Borough: Purbeck District Council

Parish: East Stoke CP

Site area (approximate): 14.6 hectares

Estimated mineral resource: approximately 2,000,000 tonnes

Existing land use/cover: Coniferous woodland, heathland, grassland

Proposed development: Extraction of gravel and underlying Poole Formation sand

Development Guidelines

Natural Environment

Impacts on biodiversity are of key importance. These include, but are not limited to, issues such as:

- Recreational displacement
- Proximity to European designated sites and protected species characteristic of such sites
- Impacts on nationally designated sites
- Potential for benefits from site restoration
- Potential for impacts on Nightjar and other Annex 1 birds
- Impacts on protected species, such as smooth snake and sand lizard

Full assessment will be required, with appropriate mitigation identified and implemented.

Initial assessments have concluded that effects on species, proximity and displacement of recreation in particular may be significant. Development proposals must mitigate these effects or reduce them to non-significant levels in order for any development to take place.

Discussions have focused on the need to provide a Heathland Support Area in the vicinity of Great Plantation to further protect designated heathlands from potential displacement of recreation.

Specific mitigation measures identified through Habitats Regulations Screening and required as part of the development of this site include:

- Creation of an off-site heathland support area to mitigate displacement recreation
- Design of a network of walkers/paths around the remainder of the site, to ensure walkers are directed away from areas adjacent to the European site Phasing of works
- Restoration of worked areas of the extraction to a high quality heathland/grassland habitat, to take place as soon as a phase is finished
- Enhancement of areas under control of the developer to create additional habitat for Annex 1 and Annex 2 species. (MM.AS06.1)

Historic/Cultural Environment

There are heritage assets, including scheduled monuments, close to and in the vicinity of site. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

A primary consideration of the setting assessment will be the archaeological and topographic relationship of the monuments to the historic landscape/landform and their inter-visibility with each other and with the surrounding area. (MM-AS06.3)

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Landscape/Visual

Development has the potential to affect designated landscapes (the AONB to the south, with views from the Purbeck Hills) as well as more local areas. There are also potential cumulative landscape and visual impacts in relation to the existing workings in the area. A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented.

Other

The site is open access land; any loss of access, even if only temporary, must be replaced by other opportunities for public access.

Cumulative impacts, given the other mineral workings in the vicinity, must be assessed and where necessary, addressed. It is expected that this site will not be worked simultaneously with current workings at Hyde/Hines pits.

This site is within the Puddletown Road Policy Area, as defined in the Bournemouth, Dorset and Poole Mineral Sites Plan and opportunities to achieve land management and restoration benefits through this policy approach will be addressed.

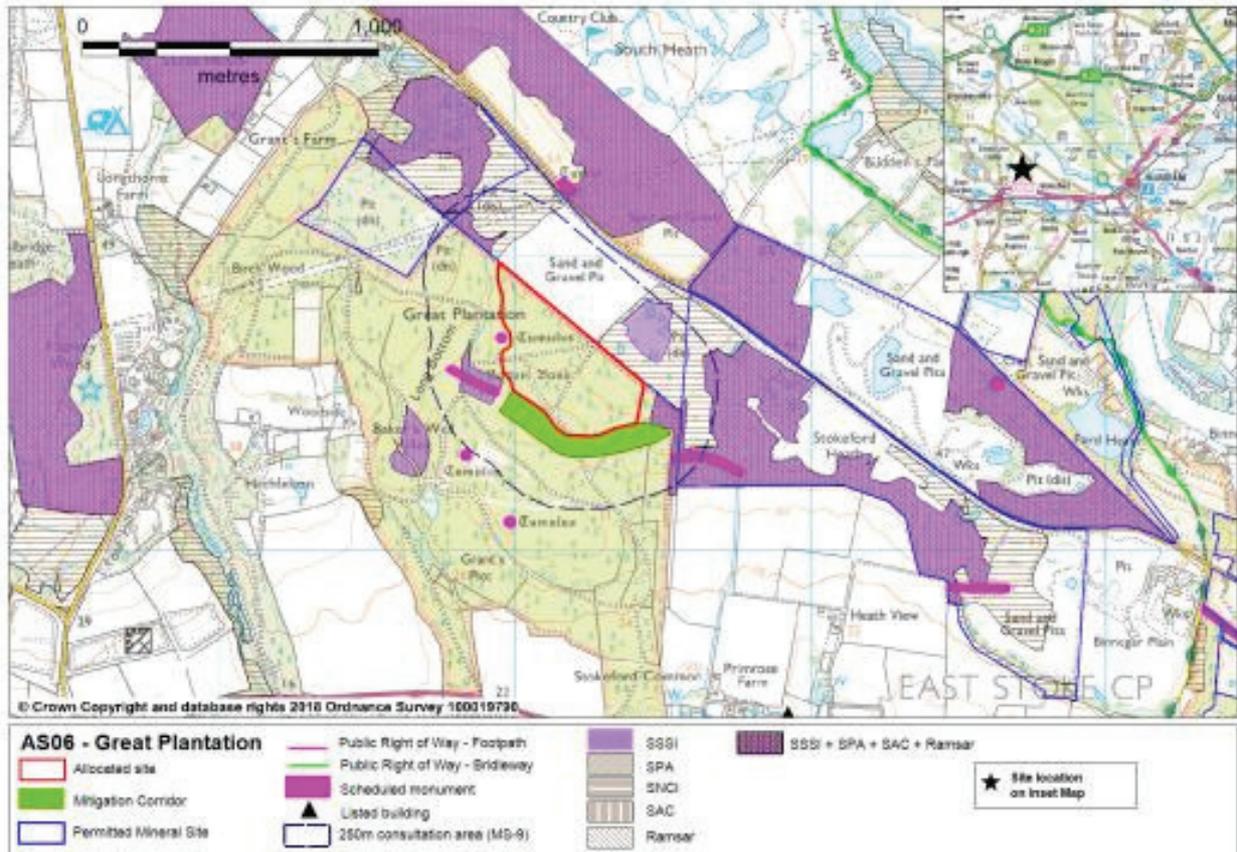
Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type, a typically a flat to undulating landform. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective, to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic.

Restoration should promote a multi functional and interconnected approach, providing Green Infrastructure including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill. All recreational activities should divert pressure from sensitive heathland habitats.

Insert revised plan, showing 250 consultation area (MM-PM.2)

AS06 Great Plantation



13 AS-09: Hurn Court Farm Quarry, Hurn, Christchurch

14 This site is now permitted and no longer forms part of the plan process. It is removed through proposed modification MM-AS09.1

~~**Site location:** Hurn Court Farm Quarry, West Parley~~

~~**Grid reference:** SZ 115 974~~

~~**District/Borough:** Christchurch Borough Council~~

~~**Parish:** Hurn CP~~

~~**Site area (approximate):** 14.2 ha~~

~~**Estimated mineral resource:** Approximately 600,000 tonnes~~

~~**Existing land use/cover:** Agriculture~~

~~**Proposed development:** Extraction of sand and gravel, as an extension and continuation of the existing Hurn Court Farm Quarry to the south east of this site.~~

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~~**Development Guidelines:**~~

~~**Natural Environment**~~

~~Full ecological assessment will be required, with appropriate mitigation identified and implemented.~~

~~**Historic/Cultural Environment**~~

~~There is a Grade 2 Listed Building adjacent to the site. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Full assessment of possible impacts is required, with adequate and appropriate screening to be in place prior to working.~~

~~**Hydrology/Flood Risk**~~

~~The site falls entirely within Flood Zone 1 but is in close proximity to Flood Zones 2 & 3 and the floodplain of the Main River Stour, along the southern boundary. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).~~

~~A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.~~

Transport/Access

~~Parley Lane and other roads in the vicinity have high traffic levels. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.~~

~~The site is adjacent to Bournemouth Airport, and must be developed and restored in accordance with best practice to prevent bird strike risk.~~

~~Opportunities to increase informal recreation/public open space in the Stour Valley and to create links to existing public rights of way to be included in restoration.~~

Landscape/Visual

~~A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of original site. Existing hedgerows around site to be maintained and enhanced, and the height of storage heaps kept to an appropriate level to avoid visual impacts.~~

Other

~~Development of this extension should not lead to any intensification in working over existing operation, and should not be worked simultaneously with the existing operation.~~

~~Impacts on local amenity, including adjacent properties and businesses, to be assessed and appropriately mitigated.~~

Restoration Vision

~~The site falls within the River Terrace Landscape Type, and the vision is for "restoration mainly to agricultural use but with significant space restored for informal public open space linked to footpath/cycle networks and to existing and future built development. Retained features like hedges, woodland and characteristic shelterbelts should be enhanced and linked with new similar native planting. Undisturbed margins along watercourses and/or rights of way to act as key wildlife/recreation corridors linking existing and new habitats/planting".~~

AS-12: Philliol's Farm

Site location: Land at Philliol's Farm, Bere Heath, Wareham

Grid reference: : SY 863 915

District/Borough: Purbeck District Council

Parish: Bere Regis CP

Site area (approximate): 67ha

Estimated mineral resource: approximately 1,500,000 tonnes

Existing land use/cover: Agricultural

Proposed development: Extraction of sand and gravel

Development Guidelines

Natural Environment

Full assessment of ecological impacts, particularly direct and indirect impacts on the Fairy Shrimp and its habitat and all national and international designations (including Bere Stream SSSI and Philliol's Coppice SNCI), will be required with appropriate mitigation identified and implemented.

Development at AS-12 Philliol's Farm may have significant effects on displacement of recreation and species in particular. Development proposals should either mitigate these effects or reduce them to non-significant levels.

Specific mitigation measures identified through Habitats Regulations Screening and required as part of the development of this site include:

- Routing the haul road through exiting forestry plantation, avoiding existing walking routes and habitat used by Annex 1 birds
- Creating a haul road entrance which is separate from the existing ride entrance (MM.AS12.1)

Historic/Cultural Environment

There is likely to be high archaeological potential at this site. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. This is particularly relevant to the Listed Buildings at the centre of the site.

Archaeological/heritage assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

This site is within Flood Zone 1, but adjacent to Flood Zones 2 and 3 of the River Piddle/Bere Stream. There is potential for surface water flooding during severe rainfall events (i:100/1:1000 years). A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Assessment of the water environment should include downriver effects.

Transport/Access

The local road network to the south and west of the site is unable to cater for heavy traffic and will not be used for access purposes, with the exception of a crossing over the D50307. Access will be to/from the C7 to the north, over a haul route which will be routed and designed in a way that mitigates impacts on the nature conservation and heritage designations in the vicinity and addresses the issue of displacement of recreation.

A Transport Assessment will be required, to assess possible impacts in traffic terms and identify appropriate mitigation.

Opportunities to improve access to informal recreation/public open space and to create links to existing public rights of way to be included in restoration.

This site, along with AS15 Tatchell's and BC04 Trigon Hill Extension, together form a cluster and are all accessed via the C7 Wareham to A35 road. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-AS12.4)

Landscape/Visual Impacts

This is an intimate and sensitive part of the Heath Forest Mosaic and development would affect the existing rural character and views from close proximity sensitive visual receptors (residential and bridleway). It would introduce a new obtrusive use into this landscape. The capacity is low without mitigation and medium/low with mitigation.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including on residential development in the vicinity.

Cumulative Impacts

To minimise cumulative impacts of quarry traffic on the C7 Warham to A35 road, the Philliol's Farm site will not begin extraction operations while both the Tatchell's and Trigon Hill minerals operations are still working unless it can be clearly demonstrated that the local road network has the necessary capacity for the traffic loading that would be generated by all these sites working simultaneously. (MM-AS12.3)

Other issues to take into consideration

- Mitigating impacts on public access in the vicinity of the site, including recreational displacement effects.
- It is likely that for hydrological and biodiversity reasons, an undeveloped buffer along the Piddle will be required
- The site includes BMV agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.
- Opportunities to increase flood water storage, during and after working.
- There are also opportunities in the restoration to establish river diversion wetlands on the Bere Stream and/or River Piddle which could have multiple benefits in the way of biodiversity gains, enhanced experience of public access and nutrient reduction with consequent benefits for Poole Harbour.
- There is to be no processing of material on site. All mineral extracted, and any inert waste that may be used in restoration, must be processed off-site. (MM-AS12.5)

Restoration Vision

~~This site lies within the Forest/Heath Mosaic Landscape Type. The landscape is typically a flat to undulating landform where there is a need to have a multi-functional and interconnected approach to restoration to provide Green Infrastructure, including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill.~~

~~All recreational activities need to divert pressure from sensitive heathland habitats. The restoration to a heathland and semi-natural grassland/scrub mosaic is the key objective to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic. Protecting and managing blocks of conifer plantations, especially where they act as screens/buffers to urban/military uses, is also important. Their gradual thinning to reduce the proportion of conifers and reduce their 'hard' edges is a key part of their management.~~

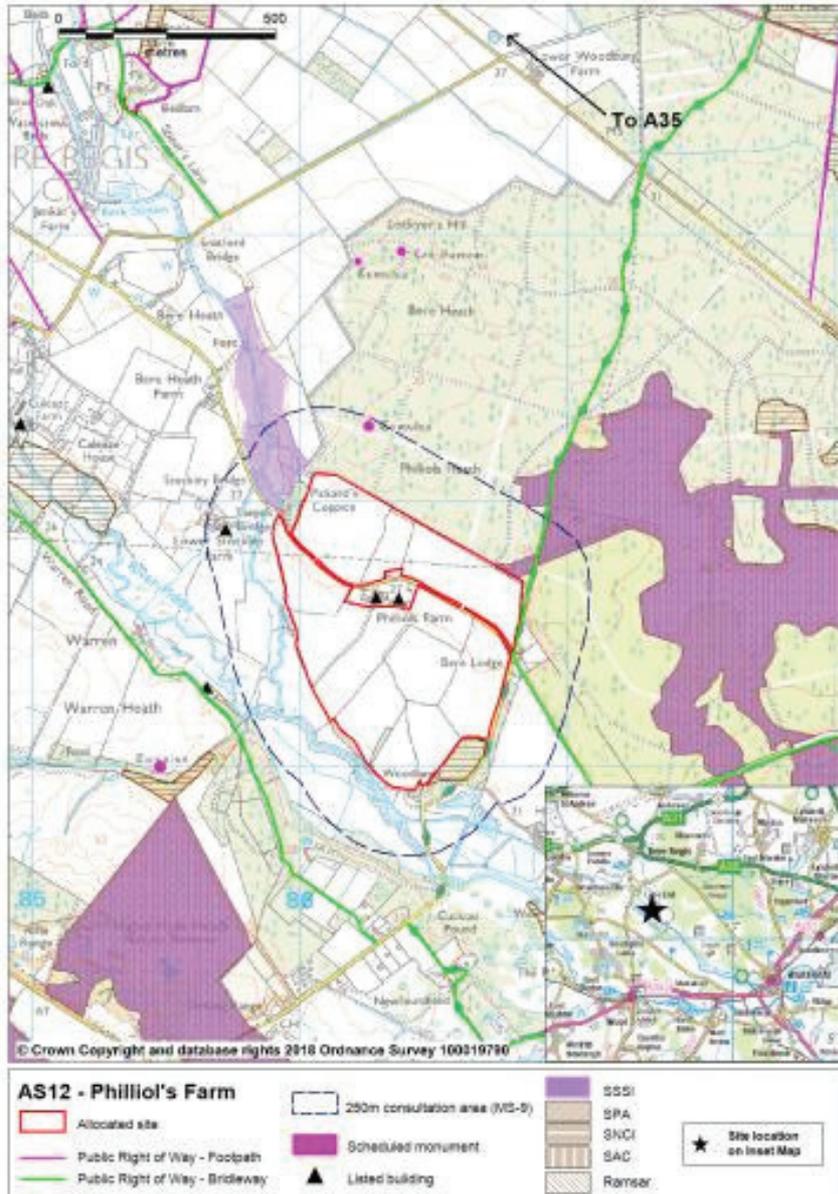
Although the allocation is with the Forest/Heath Mosaic Landscape Type this is a broad landscape description and the site itself is more directly associated with the river valleys. A wetland restoration with the wetlands hydrologically links to the Bere Stream and/or the Rover Piddle would be more and deliver better public benefits.

Recent work has shown that a reduction of some 1000 tonnes of nitrogen annually to Poole Harbour is required but only about half of this is likely to be achieved through agricultural measures and most of these will not begin to reduce nitrogen for upwards of 30 years (because of nitrogen already in the chalk aquifer). Wetland restorations at Woodsford, Hurst Farm and Phillilos Farm, with the wetlands hydrologically linked to the nearby rivers, together could reduce nitrogen inputs to Poole Harbour by some 150 tonnes annually which in this context is highly significant. Other benefits would include flood alleviation and biodiversity gain as well as recreational opportunities.

Post mineral working, the creation of multi-functional green infrastructure links within the valley will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, contribute towards overall reduction in Phosphate, Nitrogen and sediment load in the lower reaches of the River Piddle and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird. (MM-AS12.2)

Insert revised plan, showing 250m consultation area (MM-PM.2)

AS12 Philliol's Farm



AS-13: Roeshot, Christchurch

Site location: Land to the east of Burton, and north of the A35 at Christchurch.

Grid reference: SZ 177 950

District/Borough: Christchurch Borough Council

Parish: Burton CP

Site area (approximate): 74 ha

Estimated mineral resource: approximately 3,500,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel. Adjacent land in Hampshire is proposed for minerals development and subject to permission being granted for the adjacent land, it is expected that this site will be worked as an extension of the Hampshire site. Although the Dorset side of the Roeshot site may be worked before the Hampshire side is complete, there is to be no simultaneous extraction from the Dorset/Hampshire sides, to minimise cumulative impacts and impacts due to intensification. (MM-AS13.3)

Development Guidelines

Natural Environment

Full assessment of ecological impacts, particularly direct and indirect impacts on the Southern Damselfly and its habitat will be required with appropriate mitigation identified and implemented. As this species is a Qualifying Feature of the Dorset Heaths and Studland Dunes SAC, and the Dorset Heaths SAC, development proposals must either mitigate effects or reduce them to non-significant levels.

Specific mitigation measures identified through Habitats Regulations Screening and required as part of the development of this site include:

- Creation of a buffer strip along both banks of the river Mude
- Improvements to existing southern damselfly habitat within or adjacent to the allocated site
- Careful management of water resources to ensure natural flow levels and water are maintained in the river Mude
- Phasing of works alongside the part of the site within Hampshire and allocated in the Hampshire Minerals and Waste Plan, to ensure only one side of the river is affected at any time. (MM-AS13.2)

Historic/Cultural Environment

There is likely to be archaeological potential at this site. The Burton Conservation Area lies to the west of the allocation. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

This site is partly within Flood Zones 2 and 3, and is adjacent to the River Mude, a Main River. There is potential for surface water flooding during severe rainfall events (i:100/1:1000 years). A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

A Flood Risk Assessment and the adoption of a sequential approach to the layout of the site is also required, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1.

Assessment of the water environment should include downriver effects on the Mude.

Transport/Access

This proposal is in an area subject to traffic congestion, with the potential for cumulative impacts with housing development in the vicinity. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

It is expected that site access will already have been established through the development of the eastern part of the site within Hampshire.

Landscape/Visual Impacts

Potential impacts, including on residential development in the vicinity and the Burton Conservation Area, to be assessed and appropriate mitigation identified and implemented.

~~Potential impacts on the New Forest National Park and its setting should also be considered.~~

New Forest National Park

Assessment work carried out in preparation for the development of the Dorset part of the Roeshot site should, wherever relevant, take into consideration the close proximity of the New Forest National Park and the potential for impacts on the national park at its setting.

Of particular relevance are assessment of landscape and visual impacts, including the special landscape quality of the National Park; and traffic and transport impacts within and around the national park. (MM-AS13.1)

Other issues to take into consideration

- Impacts on rights of way in the vicinity of the site

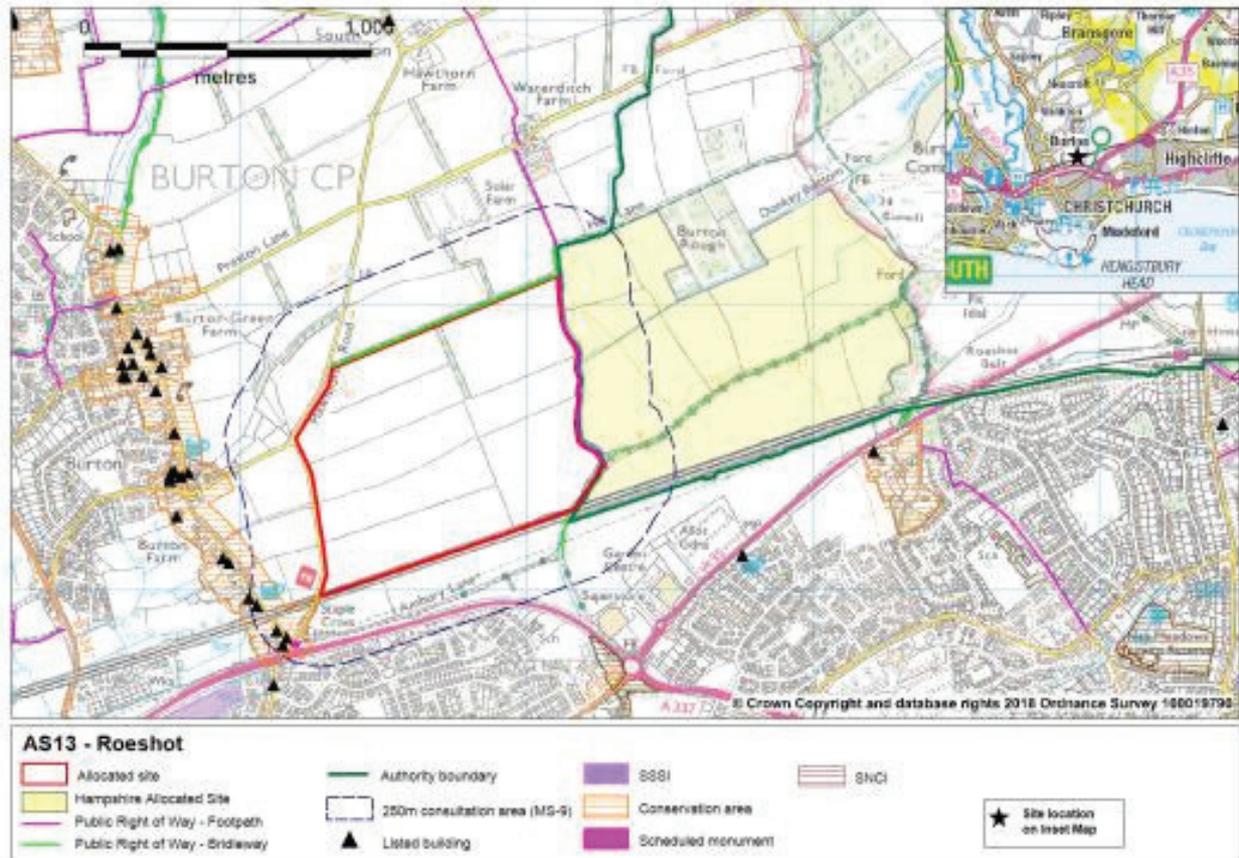
- For hydrological and biodiversity reasons, an undeveloped buffer along the Mude is required
- Use of part of the site as a SANG for the housing to be built south of the railway
- Airport safeguarding issues - this site lies within the Bournemouth Airport Aerodrome Safeguarding Area and will require an Aviation Impact Assessment, in consultation with Bournemouth Airport. (MM-AS13.4)
- The site is BMV land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.
- Oil pipeline crosses the site
- Opportunities to increase flood water storage, during and after working

Restoration Vision

The site falls within the River Terrace Landscape Type, and the vision is for "restoration mainly to agricultural use but with significant space restored for informal public open space linked to footpath/cycle networks and to existing and future built development. Retained features like hedges, woodland and characteristic shelterbelts should be enhanced and linked with new similar native planting. Undisturbed margins along watercourses and/or rights of way to act as key wildlife/recreation corridors linking existing and new habitats/planting".

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 2



AS-15: Tatchells Quarry Extension, Wareham

Site location: Tatchells Quarry, north-west of Wareham

Grid reference: SY907882

District/Borough: Purbeck District Council

Parish: Wareham Town CP

Site area (approximate): 2.5ha

Estimated mineral resource: approximately 380,000 tonnes

Existing land use/cover: Agriculture/pasture

Proposed development: Extraction of sand and gravel, as an extension and continuation of the existing Tatchells Quarry.

Development Guidelines

Natural Environment

It is expected that there will be protected species (reptiles) around the site. Full ecological assessment will be required, with appropriate mitigation identified and implemented

Historic/Cultural Environment

Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

Access will not be via Carey Road, but over other areas of the Tatchell's site to access the C7. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Landscape/Visual

Although the site is considered unlikely to be visually intrusive, being screened from the residential areas of Wareham and Northport by a ridge of high land, a Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of original site. Existing hedgerows around site to be maintained and enhanced, and the height of storage heaps kept to an appropriate level to avoid visual impacts.

Other

Consideration to be given to linking development of this site with reduction in development area of existing adjacent site to the west, moving the current edge of the site northwards and minimising visual impacts when viewed from the lower land to south.

Restoration should not be to agriculture alone - as the site is adjacent to heathland areas and quarry restorations that support protected species, development of this site provides an opportunity to enhance biodiversity through its restoration.

A footpath runs in the road to the north of the site. This is an opportunity, post restoration, to provide a safer route for the footpath, running south of the hedge and out of the road.

This site, along with AS12 Philliol's Farm and BC04 Trigon Hill Extension, together form a cluster and are all accessed via the C7 Wareham to A35 road. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-AS15.1)

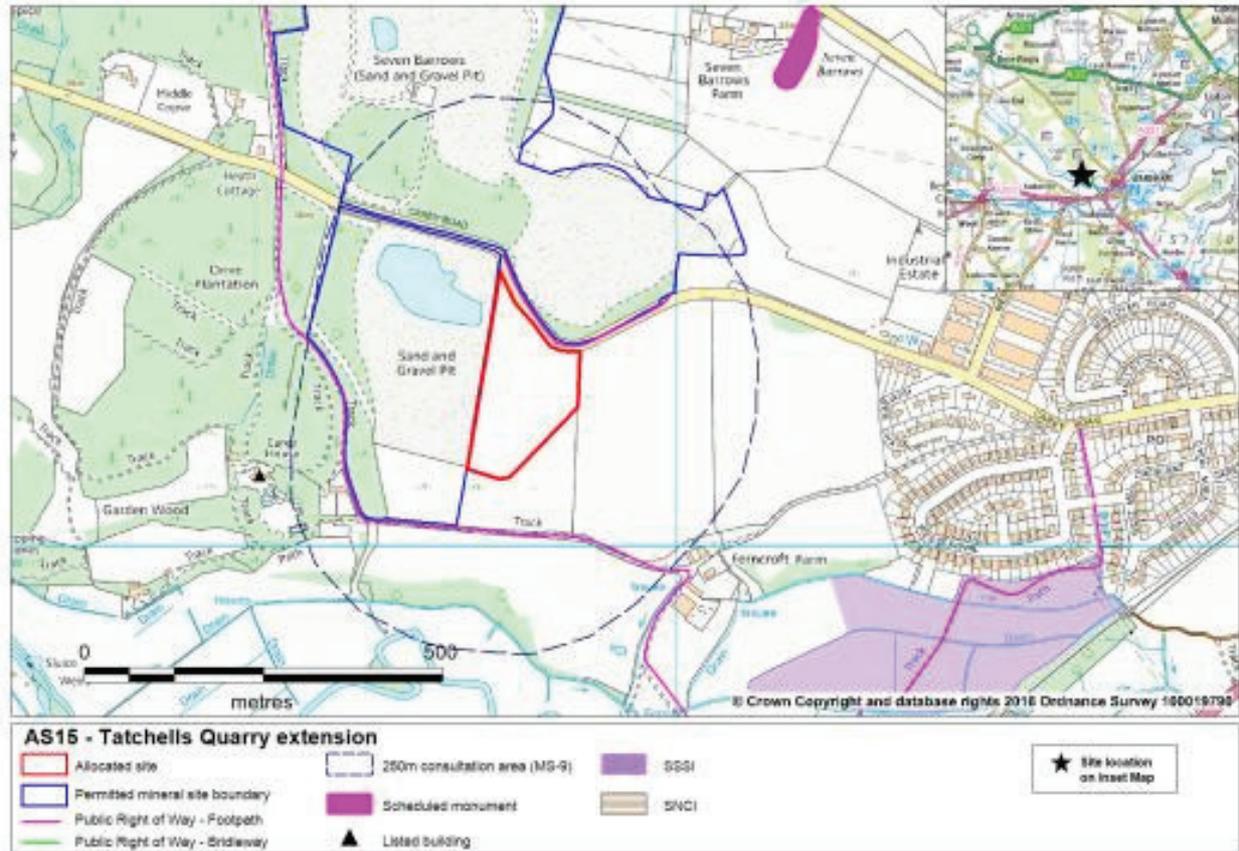
Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type. The landscape is typically a flat to undulating landform where there is a need to have a multi functional and interconnected approach to restoration to provide Green Infrastructure, including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill.

All recreational activities need to divert pressure from sensitive heathland habitats. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic.

15 Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 3



AS-19: Woodsford Quarry Extension, Woodsford

Site location: Land to the north-east of Woodsford Quarry, to the east of Dorchester.

Grid reference: SY 776 904

District/Borough: West Dorset District Council

Parish: Woodsford CP

Site area (approximate): 90ha

Estimated mineral resource: approximately 2,100,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of River Terrace sand and gravel, as an extension and continuation of the existing Woodsford Quarry.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on River Frome SSSI which is in close proximity, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There are designated and undesignated heritage assets on and around the site, including:

- Frome Bridge and its setting
- Listed buildings
- Other historic features and below-ground archaeology.

It is also necessary to establish whether features (earthworks and structures) associated with the watermeadow systems remain, and what the impact on them would be. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

This site is partly within Flood Zones 2 and 3, and is adjacent to the River Frome, a Main River. A hydrological/hydrogeological assessment will be required, identifying any required mitigation. This will include assessment of potential impacts on fisheries in the Frome. **(MM-AS19.1)**

There is potential for surface water flooding during severe rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

A detailed Flood Risk Assessment for all work phases, including restoration, is also required along with a sequential approach to the layout of the site, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1.

Transport/Access

Mineral from the extension should continue to be processed at the existing plant site, with no intensification of production or simultaneous working of the current site and extension. Mineral will be transported from the point of extraction to the processing site via internal routes within the quarry. No external roads will be used for transport to the processing site. **(MM-AS19.4)**

Access to the site will be via the existing access. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Potential impacts on the footpath that runs adjacent to the site's north-west boundary to be assessed.

Landscape/Visual

The landscape is open and agricultural in character and development has the potential to impact on the openness of this landscape and on existing businesses and residents in the vicinity. A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of the current site. Existing hedgerows around site to be maintained and enhanced, with new screen planting of hedgerows or woodland where appropriate. Any storage to be kept to a height that minimises visual impacts.

Other

Opportunities to increase informal recreation/public open space in the Frome Valley and to create links to existing public rights of way to be included in restoration.

The site is BMV agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

Potential impacts on residential amenity to be assessed, with mitigation identified where appropriate.

This site, along with AS25 Station Road and AS26 Hurst Farm, together form a cluster of sites in close proximity. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-AS19.3)

The potential for cumulative impacts with other mineral or non-mineral development other mineral working in this area (particularly AS25 Station Road, AS26 Hurst Farm and the already permitted Woodsford Quarry) particularly the Hurst Farm site, AS26, and existing/proposed housing development, must be taken into consideration.

The following requirements are set out in order to minimise cumulative impacts, particularly between AS19 and AS26:

- Although both sites AS25 and AS26 are allocated for development, AS25 will be worked before AS26. This will allow AS19 to be worked while AS25 is being worked.
- There will be no processing of mineral on AS25.
- The eastern area of AS19 and the western area of AS26 will not be worked simultaneously.
- The AS19 extension area will be worked before the eastern part of Woodsford Quarry, i.e before the area east of the D21324 Higher Woodsford Road.
- When AS19 is worked, the northern and eastern parts of the site will be worked before the southern/western areas to ensure that by the time work begins on AS26, then even if AS19 is not finished, the adjacent parts of the two sites would not be worked simultaneously.
- When working begins on AS26 it will start at the eastern end of the site and progress westward (MM-AS19.2)

The site is crossed by a National Grid high voltage electricity transmission line. Any development of this site must take this into consideration, in consultation with the National Grid. (MM-AS19.5)

Restoration Vision

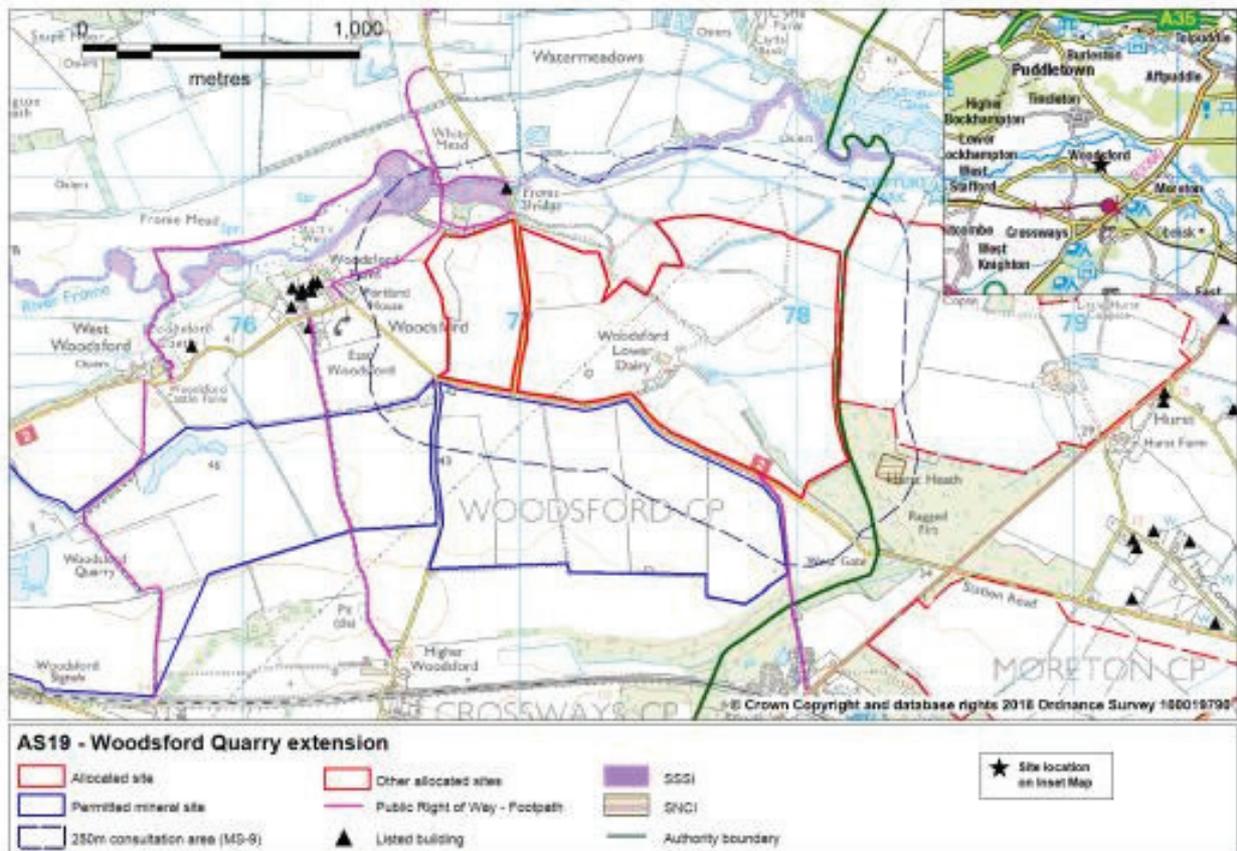
The site is within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multi-functional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, contribute towards overall reduction

in Phosphate, Nitrogen and sediment load in the lower reaches of the River Frome and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 4



AS-25: Station Road, Moreton

Site location: Land to the west of Moreton village

Grid reference: SY 789 891

District/Borough: Purbeck District Council

Parish: Moreton CP

Site area (approximate): 58.5 ha

Estimated mineral resource: approximately 3,100,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on the River Frome SSSI, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

Moreton Conservation Area, and Listed Buildings, are adjacent to the north-eastern boundary of the site. The site is within a historic landscape, and there is potential for buried archaeology.

Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site is entirely within Flood Zone 1. A hydrological/hydrogeological assessment identifying potential risks to the water environment along with any required mitigation, will be required. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

There is a water course that flows eastward towards the Frome, through Moreton Village, from the vicinity of the site. Development of this site must ensure that the flow of this water course is not affected in any way. (MM-AS25.4)

An ordinary watercourse crosses the site, and prior Land Drainage Consent from Dorset County Council as the Lead Local Flood Authority may be required.

There is some theoretical risk of surface water flooding, including isolated ponding and two overland flow paths towards the north-east during significant rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

Transport/Access

Access will be from the B3390 - there will be no access onto Station Road/C33. A new access could be formed directly onto the B3390 - peak hours should preferably be avoided, and movements may need to be capped with consideration given to routing particularly to the north due to the constraints at Affpuddle and Briantspuddle. Adequate visibility will need to be provided.

A National Cycle Network route crosses the B3390 to the north of this site. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Cumulative impact, taking into account existing and proposed housing development and other mineral sites, is a key issue to be addressed.

Landscape/Visual

Development will impact on the openness of the river valley pasture landscape. There will also be a significant adverse impact on the pattern of field boundary hedgerows/trees and copses.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings.

Other

The Station Road site will not be worked simultaneously with the nearby Hurst Farm site (AS26) allocated in this Plan.

During development of this site a safe pedestrian access facilitating non-car access between Moreton Station and Moreton village over land of the Moreton Estate will be provided, and will remain after development is complete and the site is restored. (MM-AS25.2)

The land is good quality agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

This site, along with AS25 Station Road and AS26 Hurst Farm, together form a cluster of sites in close proximity. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-AS25.3)

The potential for cumulative impacts with other development ~~other mineral working~~ in this area (particularly AS19 Woodsford Quarry Extension, AS26 Hurst Farm), and existing/proposed housing development, must be taken into consideration.

The following requirements are set out in order to minimise cumulative impacts:

- Although both sites AS25 and AS26 are allocated for development, AS25 will be worked before AS26.
- There will be no processing of mineral on AS25. (MM-AS25.1)

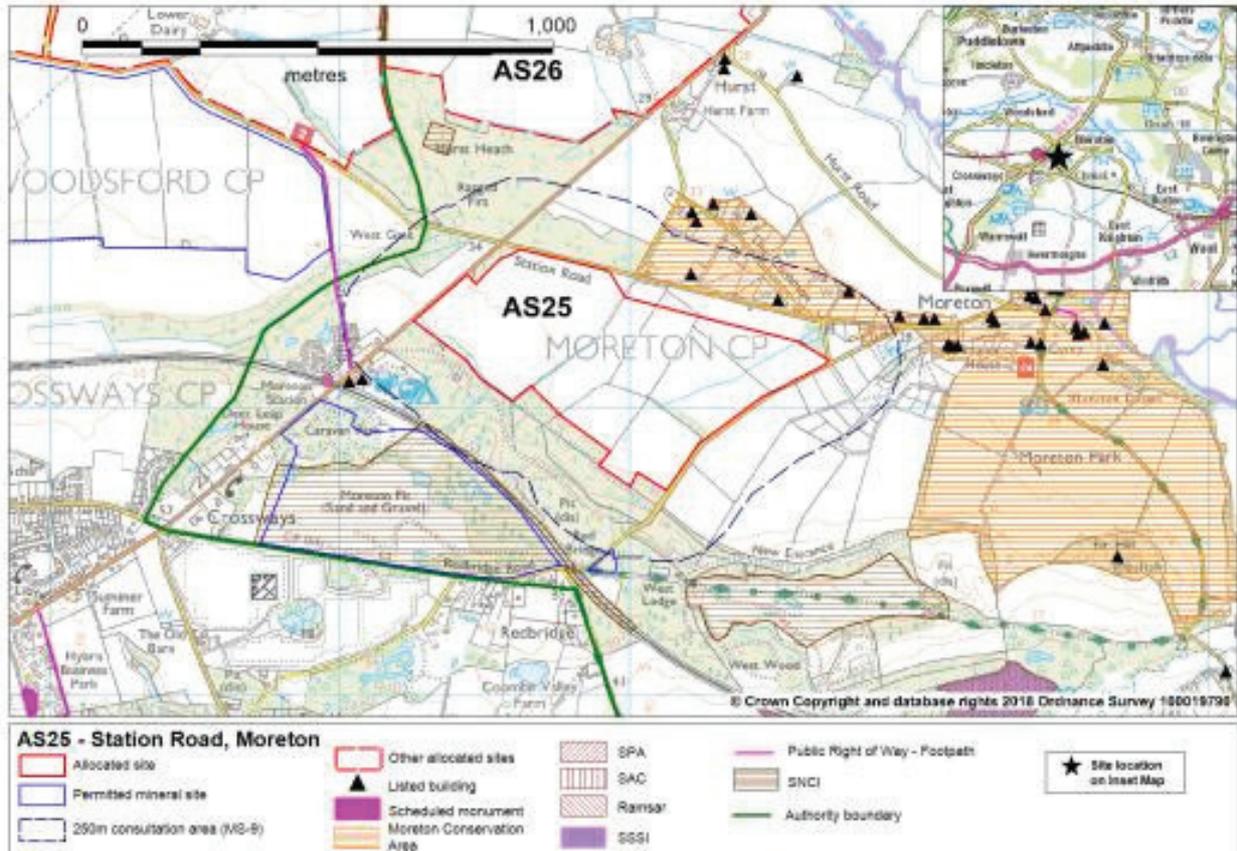
Restoration Vision

The site is primarily within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multifunctional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. Restoration of grazing of pastoral fields, with opportunities for local food production, is the preferred land management and should be explored. The main aims are to protect the positive landscape attributes of this landscape, and to manage change to improve landscape condition and overall resilience to climate change and development pressure.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 5



AS-26: Hurst Farm, Moreton

Site location: Land to the north-west of Moreton village

Grid reference: SY 787 903

District/Borough: Purbeck District Council

Parish: Moreton CP

Site area (approximate): 77.6 ha

Estimated mineral resource: approximately 3,300,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Sand and Gravel extraction.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, with appropriate mitigation identified and implemented - particularly for the River Frome SSSI and the Heath Lobelia SNCI, both of which are in close proximity to the site.

Historic/Cultural Environment

Map evidence suggests that there may be remains of a watermeadow system on the northern/western part of this site. Whether these actually exist, and in that case the potential impacts of mineral working on them, needs to be assessed. Other local heritage assets include (but are not limited to) Hurst Bridge and its setting and listed buildings in the vicinity of the site. These and any others, including the potential for below-ground archaeology, also need to be assessed.

Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site boundary is close to a groundwater Source Protection Zone (SPZ) 1 and there is a licensed abstraction adjacent to site. The site falls largely within Flood Zone 1, but is partially within Flood Zones 2 & 3 and the floodplain of the Main River Frome, to the north / north-east. There is also potential risk of surface water flooding. Mapping indicates some isolated ponding of surface water but also a number of overland flow paths and channels aligned towards the

site's northern boundary and River Frome, during significant rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

A hydrological/hydrogeological assessment identifying potential risks to the water environment along with any required mitigation, will be required. A Flood Risk Assessment and the adoption of a sequential approach to the layout of the site is also required, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

There is already an existing access onto the B3390 and modelling capacity checks have shown this to be acceptable, though peak hours should preferably be avoided, and movements may need to be capped with consideration given to routing particularly to the north due to the constraints at Affpuddle and Briantspuddle. Adequate visibility appears to be available but hedging may need cutting back and management. A National Cycle Network route crosses the B3390 to the south of this site.

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Cumulative impacts, taking into account existing and proposed housing development and other mineral sites, is a key issue to be addressed.

Landscape/Visual

The main impacts for the site will be primarily from the B3390 as there are no rights of way through or near the site. Potential for visual impacts to/from residences/businesses in the vicinity. Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings.

Other

The Hurst Farm site will not be worked simultaneously with the nearby Station Road site (AS25) allocated in this Plan.

This site, along with AS19 Woodsford Quarry Extension and AS25 Station Road, together form a cluster of sites in close proximity. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-AS26.2)

The potential for cumulative impacts with other mineral or non-mineral development other mineral-working in this area (particularly AS25 Station Road, AS26 Hurst Farm and the already permitted Woodford Quarry) ~~particularly the Woodsford Extension site, AS19~~, and existing/proposed housing development, must be taken into consideration.

The following requirements are set out in order to minimise cumulative impacts, particularly between AS19 and AS26:

- Although both sites AS25 and AS26 are allocated for development, AS25 will be worked before AS26. This will allow AS19 to be worked while AS25 is being worked.
- There will be no processing of mineral on AS25.
- The eastern area of AS19 and the western area of AS26 will not be worked simultaneously.
- The AS19 extension area will be worked before the eastern part of Woodsford Quarry, i.e before the area east of the D21324 Higher Woodsford Road.
- When AS19 is worked, the northern and eastern parts of the site will be worked before the southern/western areas to ensure that by the time work begins on AS26, then even if AS19 is not finished, the adjacent parts of the two sites would not be worked simultaneously.
- When working begins on AS26 it will start at the eastern end of the site and progress westward (MM-AS26.1)

The land is good quality agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

The site is crossed by a National Grid high voltage electricity transmission line. Any development of this site must take this into consideration, in consultation with the National Grid. (MM-AS26.4)

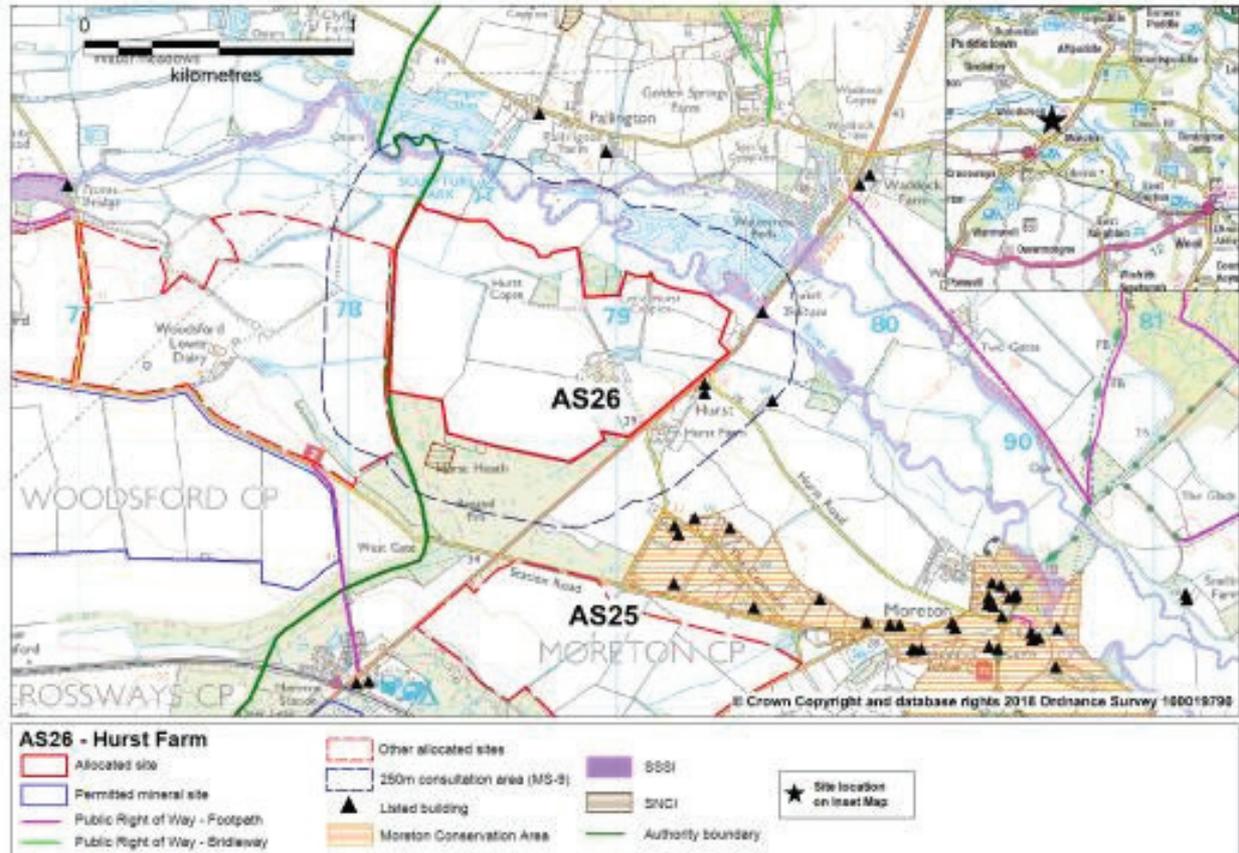
Restoration Vision

The site is within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multi-functional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, ~~make significant reductions contribute towards overall reduction~~ (MM-AS26.3) in Phosphate, Nitrogen and sediment load in the lower reaches of the River Frome and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 6



Crushed Rock

PK-16: Swanworth Quarry Extension, Worth Matravers

Site location: North of the existing Swanworth Quarry.

Grid reference: SY 966 788

District/Borough: Purbeck District Council

Parish: Corfe Castle CP

Site area (approximate): 14 ha

Estimated mineral resource: approximately 2,000,000 tonnes

Existing land use/cover: Agriculture/pasture

Proposed development: Extraction of limestone, principally for the provision of crushed rock, as an extension and continuation of the existing Swanworth Quarry to the south of this site.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on the *Isle of Portland to Studland Cliffs* SAC, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There are designated and undesignated heritage assets on and around the site, including barrows and historic field systems. There is a high potential for below-ground archaeology.

Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

To minimise impacts on the historic environment, working and restoring the site will include the following:

- no working in sightline between the two barrows
- access to extension lowered below eyeline when viewed from either barrow, or between barrows

- exclusion of working in the barrow field itself leading to a buffer of >150m from extraction area
- restoration to current ground levels (MM-PK16.4)

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and while no significant risk of surface water flooding is expected there is a defined overland flow path along the eastern boundary. A site specific strategy of surface water management is a requirement to ensure no off site worsening. Prior Land Drainage Consent may be required from the Lead Local Flood Authority.

A hydrological/hydrogeological assessment identifying potential risks and any required mitigation to the water environment, particularly any possible impacts on Kingston's water supply and local private abstractions, will be required.

Transport/Access

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Although no traffic intensification will result from development of this extension, cumulative impacts are a key issue to be addressed. The extension will only be accessed through the existing quarry; there will be no access from the B3069 to the north. (MM-PK16.2)

Landscape/Visual

Development of this quarry extension will result in significant visual impacts on designated and undesignated landscapes, particularly the Dorset AONB and Heritage Coast. A detailed Landscape and Visual Impact assessment will be required, with mitigation identified and implemented in order to minimise impacts. ~~This will include creation of a tunnel over the access to the extension area. (MM-PK16.1)~~

Other

Assessment of possible impacts on surrounding sensitive receptors (residences, settlements) is required, with full mitigation identified.

The potential for cumulative impacts exists, particularly landscape/visual, as the extension site will be worked while the original site will be partly but not fully restored. All possible mitigation measures should be implemented in order for impacts to be reduced to an acceptable minimum. (MM-PK16.5)

All impacts on the bridleway south and east of site to be assessed, with mitigation identified and implemented.

Amenity impacts, particularly due to blasting, to be assessed and all relevant mitigation identified and implemented.

The MPA consider that the proposed development, even with 'full mitigation', may result in residual adverse landscape and visual impacts on the AONB. Policy DM4 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 requires that where adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements will be made to offset the residual landscape and visual impacts. At the planning application stage, detailed EIA will be carried out. This will identify whether there will be impacts that cannot be appropriately mitigated, and at this stage the MPA will determine what compensatory environmental enhancements will be required. (MM-PK16.7)

Restoration Vision

The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The site is proposed for restoration to the current agricultural (grazing) use at current ground level, including ~~Nature conservation after use~~, integrating limestone pasture of conservation interest (e.g. species-rich limestone pasture) ~~semi-natural grasslands~~, is a key element part of this vision. In addition, some areas should be left to naturally revegetate. (MM-PK16.3)

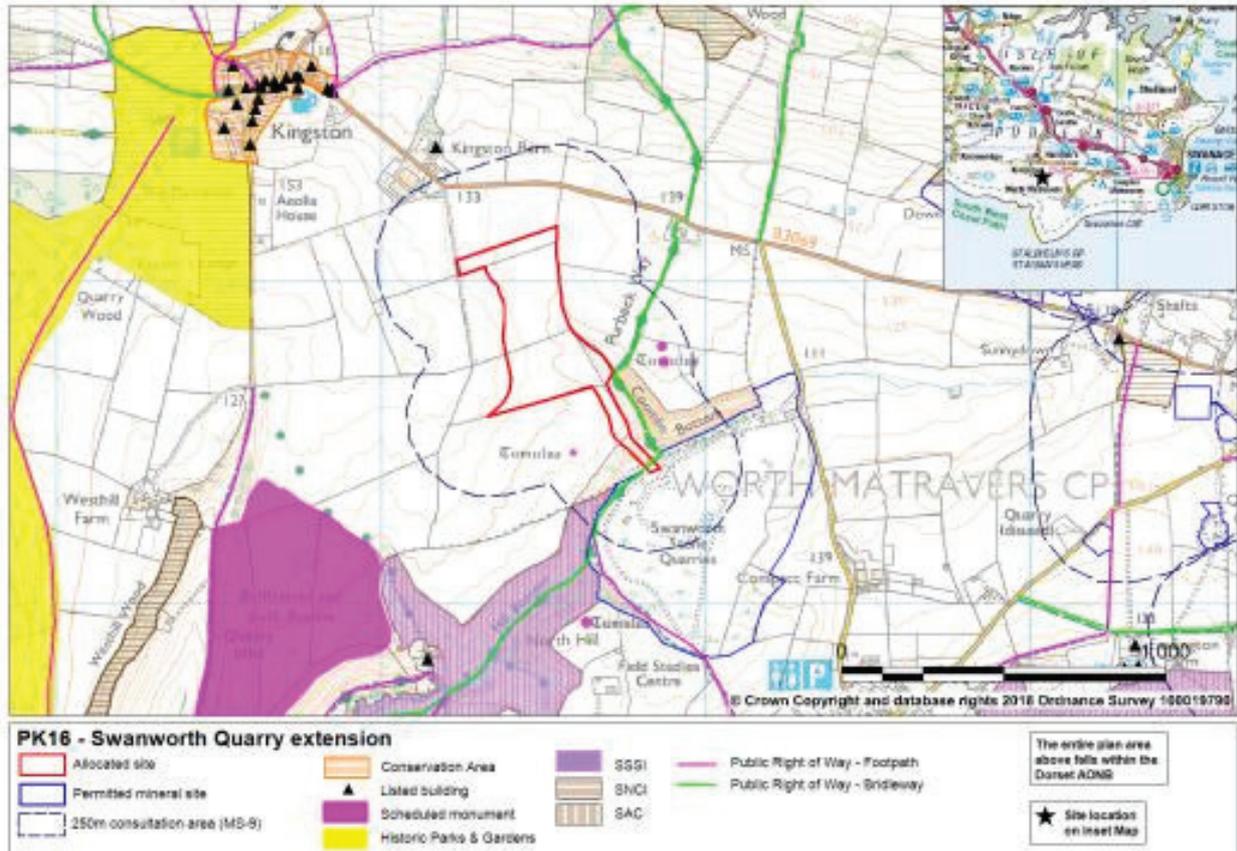
16 The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. ~~A key part of this will be~~ Where appropriate, native hedgerow ~~and copse~~ retention/protection ~~and/or planting~~ and the conservation and enhancement of existing local limestone stonewalls should be considered (MM-PK16.3). The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

17 Given the high sensitivity of this site, the MPA will require the timely restoration and aftercare of the site to the proposed after-use -restoration to agriculture at original ground level - in a phased manner at the earliest opportunity. (MM-PK16.6)

Opportunities to contribute to and link/extend with existing rights of way networks need to be explored. Nature conservation after use, integrating semi-natural grasslands, is a key element of this vision.

18 Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 7



Recycled Aggregate

RA-1: White's Pit, Poole

Site location: Existing aggregate recycling site at White's Pit, Canford, Poole

Grid reference: SZ 032 968

Administrative Area: Borough of Poole

Site area (approximate): 6.1ha

Existing land use/cover: Existing aggregate recycling operation

Development Guidelines

This allocation is an existing aggregate recycling facility, operating under a temporary permission. Allocation of this site does not involve or result in any development not already permitted.

Continued operation of the facility should not result in any intensification of development, particularly of traffic serving the facility.

Airport Safeguarding

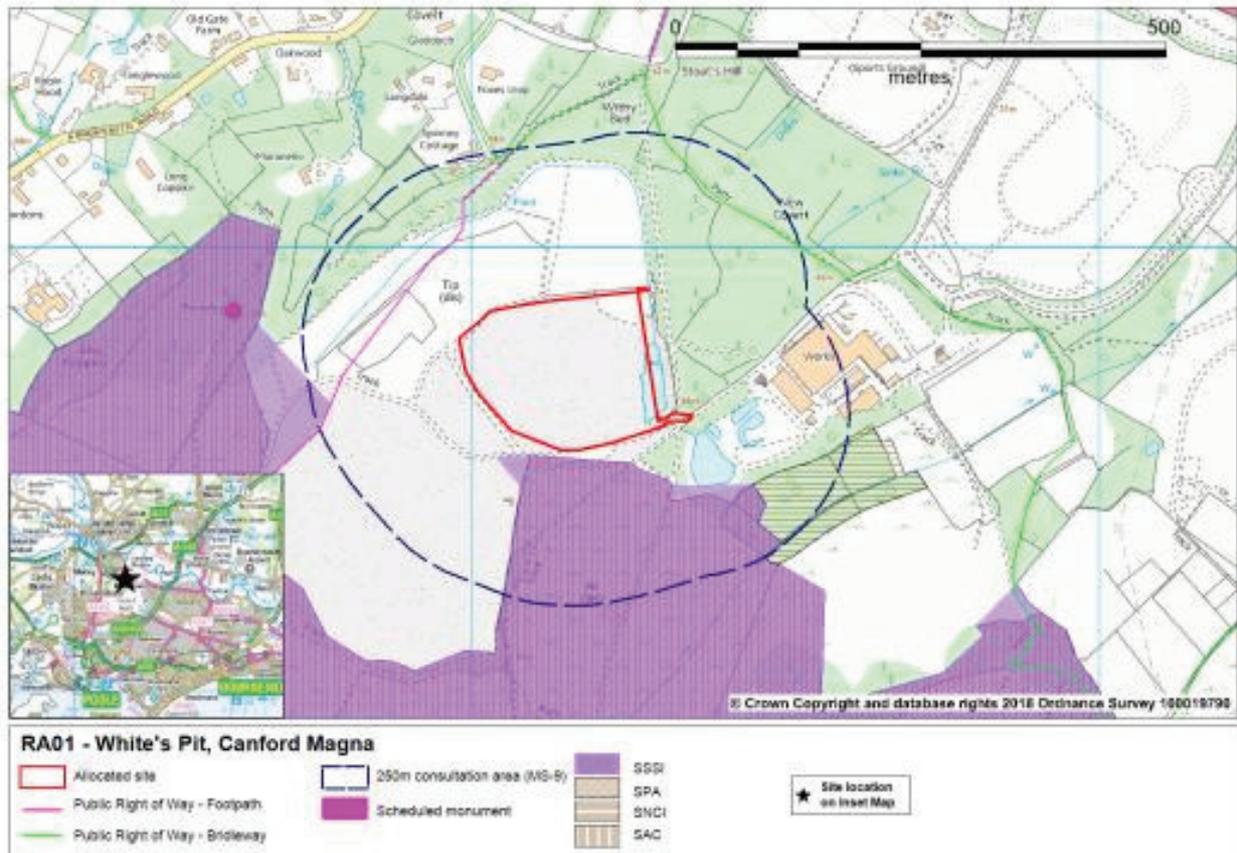
This site lies within the Bournemouth Airport Aerodrome Safeguarding Area and for any future planning applications will require an Aviation Impact Assessment, in consultation with Bournemouth Airport. (MM-RA01.1)

Surface Water

There are surface drains in the vicinity of this proposed allocation. (MM-RA01.2)

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 8



Ball Clay

BC-04: Trigon Hill Quarry Extension

Site location: Land to the north/west of the existing Trigon extraction/landfill site

Grid reference: SY 891 899

District/Borough: Purbeck District Council

Parish: Wareham St Martin CP

Site area (approximate): 27 ha

Estimated mineral resource: Approximately 1,200,000 tonnes

Existing land use/cover: Agriculture/Forestry

Proposed development: Extraction of ball clay, as extension of existing Trigon Hill quarry

Development Guidelines

Natural Environment

There is potential for significant nature conservation impacts, with local, national and international nature conservation designations in the vicinity. Full assessment of all ecological impacts will be required, with appropriate mitigation identified and implemented.

Habitats Regulations Appraisal screening indicates that development at BC-04 Trigon Hill Extension may have significant effects on species in particular. Development proposals must mitigate these effects or reduce them to non-significant levels.

Specific mitigation measures identified through Habitats Regulations Screening and required as part of the development of this site include:

- Creation of a buffer between the allocated site and the adjacent European sites
- Phased working to enable restoration of high quality heathland/acid grassland habitat immediately each extraction phase (MM-BC04.1)

Historic/Cultural Environment

The number of prehistoric barrows in the area in particular indicates that the site has archaeological importance. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Development proposals must mitigate any impacts or reduce them to non-significant levels. (MM-BC04.4)

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1. There is some risk of surface water flooding during severe rainfall events, and relevant mapping indicates some ponding and an overland flow path towards the west. A site specific strategy for surface water management is required, to ensure that the proposal does not increase rates of runoff or generate off site worsening. Prior Land Drainage Consent may be required from the Lead Local Flood Authority.

A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required. Water features to be protected and enhanced where possible.

Transport/Access

This allocation would be a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation. Although no traffic intensification will result from development of this extension, cumulative impacts are a key issue to be addressed.

Landscape/Visual

Development of this site would open up the wider site to view, impacting on land to the south / south east. Landscape capacity to accommodate the proposed use with mitigation is medium. A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts.

Development proposals must mitigate any impacts or reduce them to non-significant levels. (MM-BC04.4)

Cumulative Impacts

This site, along with AS12 Philliol's Farm and AS15 Tatchell's , together form a cluster and are all accessed via the C7 Wareham to A35 road. The potential for cumulative impacts resulting from the development and working of these sites, together with opportunities for minimising any such cumulative impacts, must be taken into consideration in any decision-making affecting this site. (MM-BC04.2)

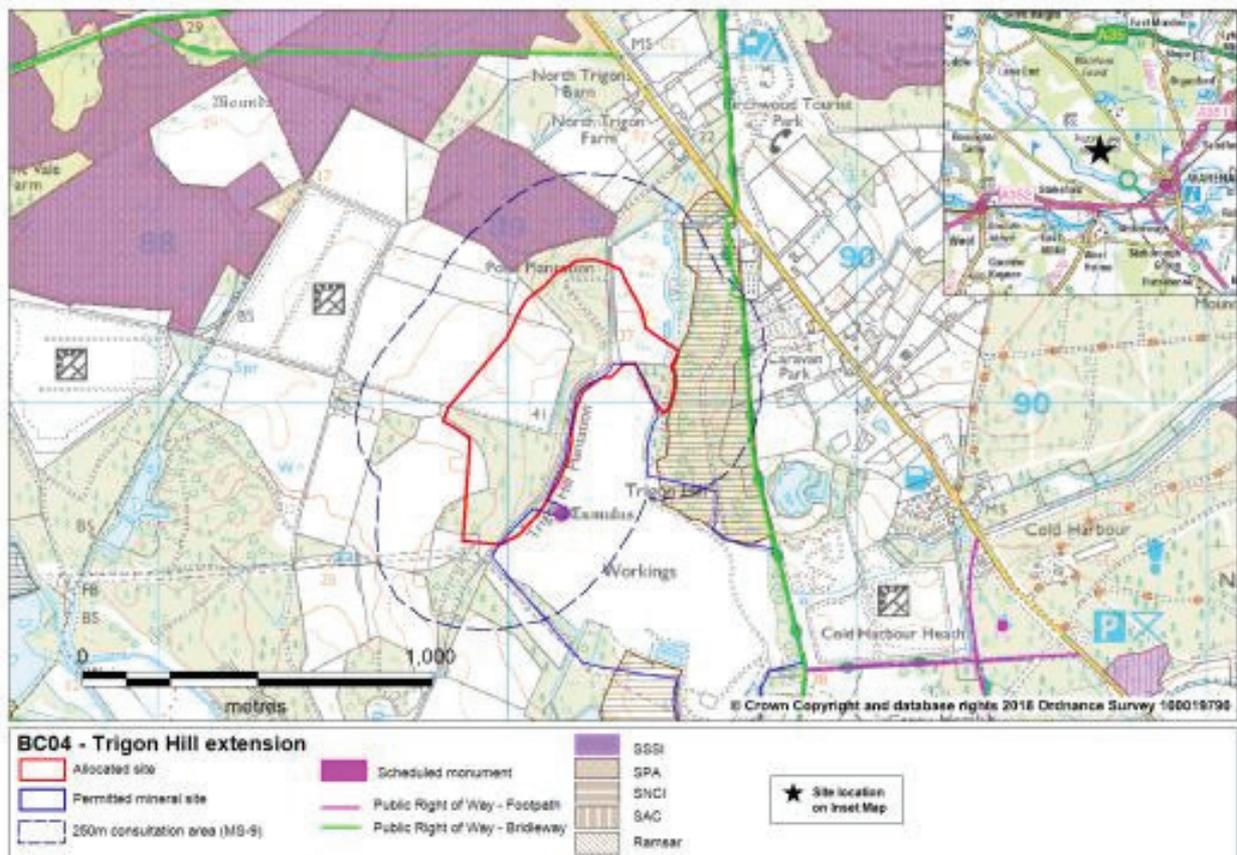
Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type, a typically a flat to undulating landform. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic. All recreational activities need to divert pressure from sensitive heathland habitats.

There is a need to have a multi functional and interconnected approach to restoration to provide Green Infrastructure, including recreational, landscape, biodiversity and amenity benefits. Potential for agricultural use is also acknowledged. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 9



Purbeck Stone

PK02: Blacklands Quarry Extension, Acton

Site location: Blacklands Quarry, Acton, south of Acton village

Grid reference: SY 990 778

District/Borough: Purbeck District Council

Parish: Langton Matravers CP

Site area (approximate): 1.34 ha

Estimated mineral resource: 52,000 tonnes

Existing land use/cover: Agriculture/grassland

Proposed development: Extraction of Purbeck Stone

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly ensuring that there will be no impacts on Great Crested Newts, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required, but no off site worsening is anticipated. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.

Transport/Access

This allocation would be a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation. The existing access to the main road is sub-standard and needs improvement.

Landscape/Visual

A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts. Proximity to Priests' Way to the north, together with the potential for cumulative impacts with other quarries in the vicinity, must be taken into consideration in the design of quarrying/mitigation.

Restoration Vision

The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

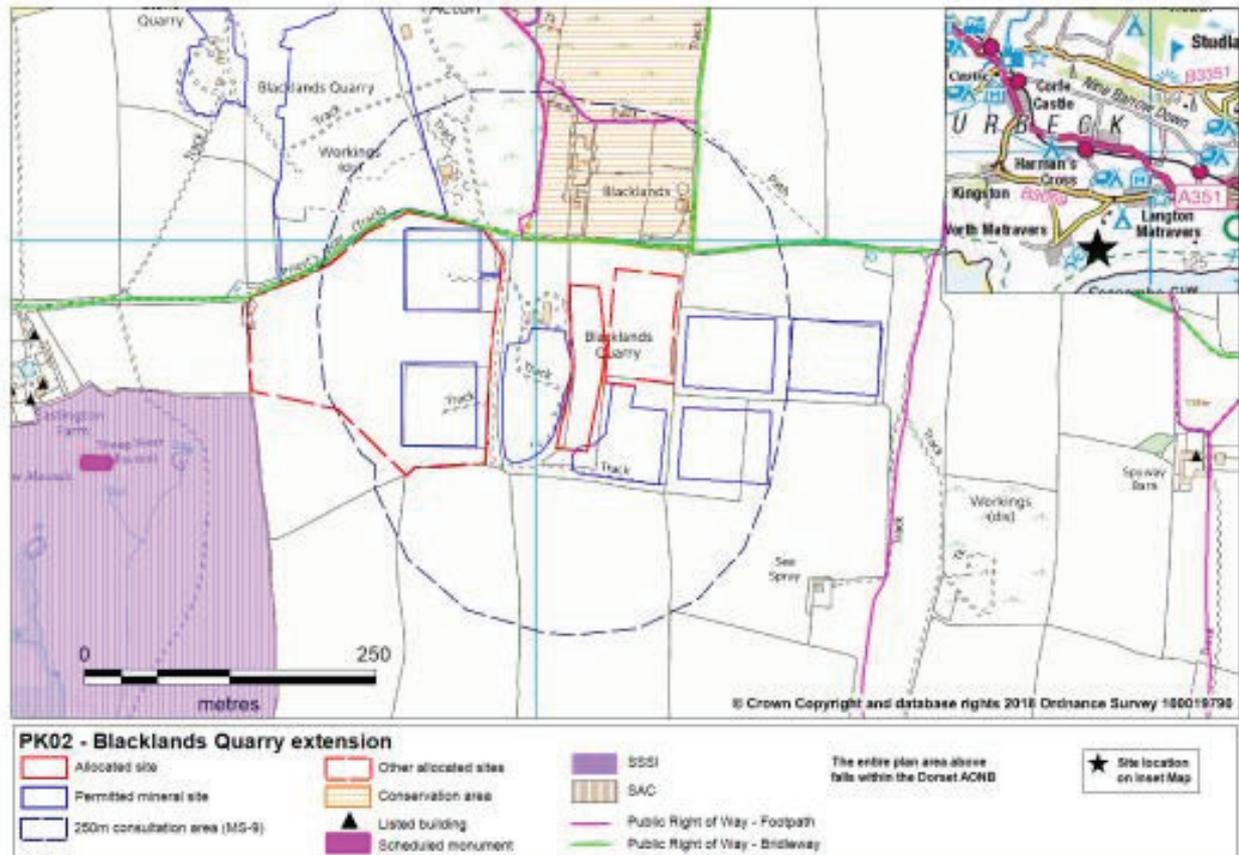
The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link and/or extend existing rights of way networks need to be explored. Nature conservation after-use, integrating semi-natural grasslands, is a key element of this vision.

Insert revised plan, showing 250m consultation area

Amend the original PK02 Blacklands Extension as part of the proposed extension area has recently received planning permission. (MM-PK02.1)

Picture 10



PK-10: Southard Quarry, Swanage

Site location: Southard Quarry, near Swanage.

Grid reference: SZ 023 776

District/Borough: Purbeck District Council

Parish: Swanage CP

Site area (approximate): 0.5 ha

Estimated mineral resource: up to 107,500 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of Purbeck Stone

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly ensuring that there will be no impacts on Great Crested Newts, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.

Transport/Access

This allocation would be a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.

Landscape/Visual

There may be an issue of cumulative landscape and visual impacts, along with potential for an adverse impact on the amenity of the footpath users. Mitigation measures must limit height of stock piles. A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts.

Other

Opportunities for leaving quarry faces for geological conservation and education to be considered.

Restoration Vision

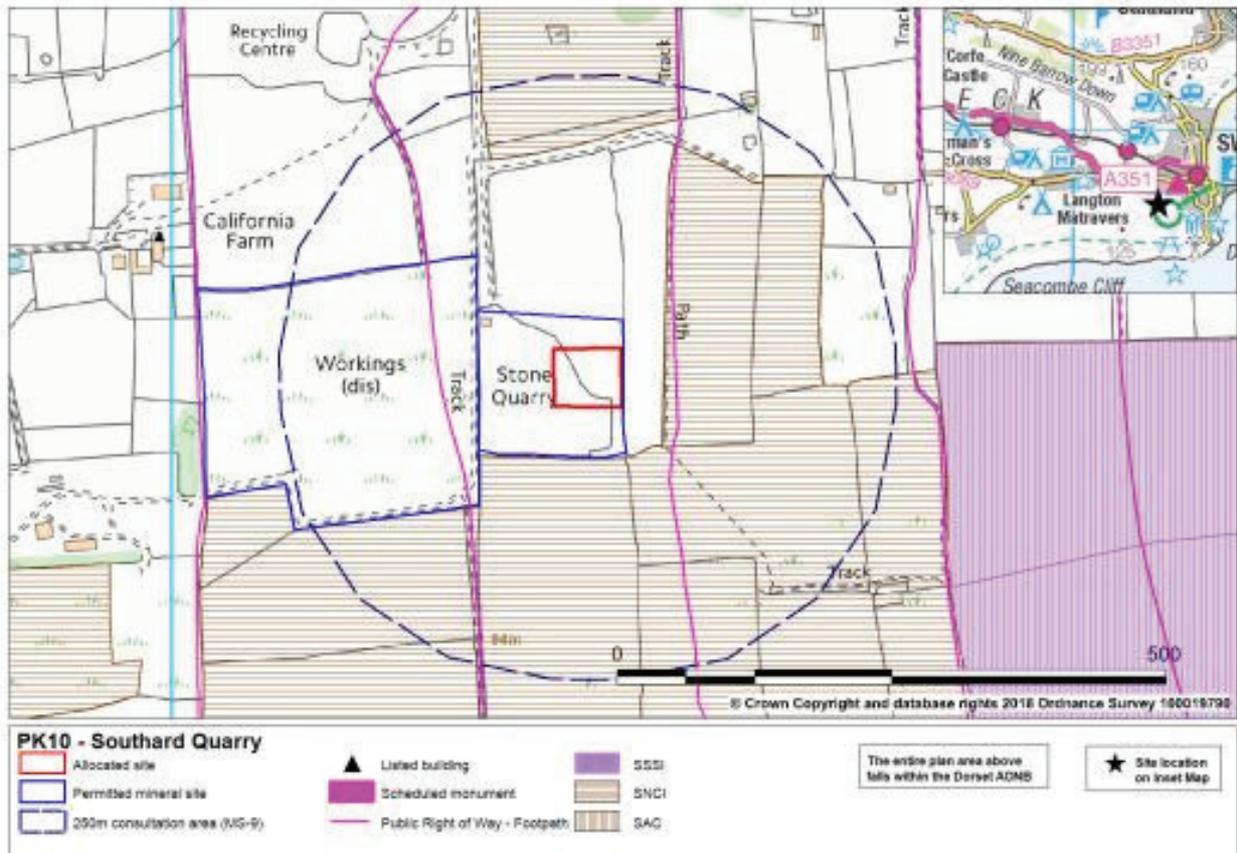
The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link and/or extend existing rights of way networks need to be explored. Nature conservation after-use, integrating semi-natural grasslands, is a key element of this vision.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 11



PK-15: Downs Quarry Extension, Langton Matravers

19 This site is now permitted and no longer forms part of the plan process. It is removed through proposed modification MM-PK15.1

~~**Site location:** Approximately 1.5km north-east of Worth Matravers village, and adjacent to the existing Downs Quarry.~~

~~**Grid reference:** SY 981 791~~

~~**District/Borough:** Purbeck District Council~~

~~**Parish:** Worth Matravers GP~~

~~**Site area (approximate):** 0.67 ha~~

~~**Estimated mineral resource:** 17,000 - 22,000 tonnes~~

~~**Existing land use/cover:** Pasture.~~

~~**Proposed development:** Extraction of Purbeck Stone~~

-

Development Guidelines

Natural Environment

~~Full assessment of all ecological impacts will be required, particularly ensuring that there will be no impacts on Greater Horseshoe Bats, with appropriate mitigation identified and implemented.~~

Historic/Cultural Environment

~~Archaeological evaluation of this site has been undertaken already, with effectively negative results. The need for further archaeological assessment and evaluation will be reviewed at the planning application stage.~~

Hydrology/Flood Risk

~~The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.~~

Transport/Access

~~This allocation would be a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.~~

~~Landscape/Visual~~

~~There may be an issue of cumulative landscape and visual impacts, particularly on local residences - this must be taken into consideration, and restoration of other quarries in the vicinity of this allocation will reduce cumulative impacts. A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts.~~

~~Restoration Vision~~

~~This allocation is part of the Corfe Valley, a broad sweeping clay valley with a patchwork of rough pastures and dense hedgerows, set along the Corfe River. Management of the restored land should include low impact grazing and conservation of permanent pastures; encouraging maintenance and restoration of boundaries, particularly dense hedgerows and banks along the valley floors and stonewalls towards the higher ground; encouraging grazing on the chalk and limestone ridges to reduce scrub encroachment on important grasslands.~~

PK-17: Home Field, Acton

Site location: Home Field, approximately 1.3km south-west of Langton Matravers village.

Grid reference: SY 987 778

District/Borough: Purbeck District Council

Parish: Langton Matravers CP

Site area (approximate): entire allocation is approximately 8.5 ha in total, but not more than 1ha of land (in addition to areas already being worked) expected to be worked during the life of the Plan.

Estimated mineral resource with entire allocation: approximately 340,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of Purbeck Stone. This allocation establishes the principle of Purbeck Stone quarrying over this site, with specific and low-intensity quarrying within the area when needed and appropriate. Quarries will be restricted to 1ha in area and outputs limited to around 2,000 tonnes per annum. All subsequent quarrying proposals will require planning permission, with all required associated assessments.

Development Guidelines

Natural Environment

A national and international nature conservation designation lies to the south-west of the site. Full assessment of all ecological impacts related to the development of this site or any part of it will be required, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There is a Scheduled Monument to the west of the allocation. There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.

Transport/Access

Development of any quarries within this overall allocation would be as a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation. The existing access to the main road is sub-standard and needs improvement.

Landscape/Visual

This allocation is in the zone of least landscape and visual impact and the way it is worked will determine its capacity. Small areas and quantities, with progressive restoration and in short campaigns with low stockpiles would minimise impacts. The potential for an adverse impacts on the right of way to the north of the site must be considered and mitigated as required. Mitigation measures must limit height of stock piles. A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts.

Other

Opportunities for leaving quarry faces for geological conservation and education to be considered.

Restoration Vision

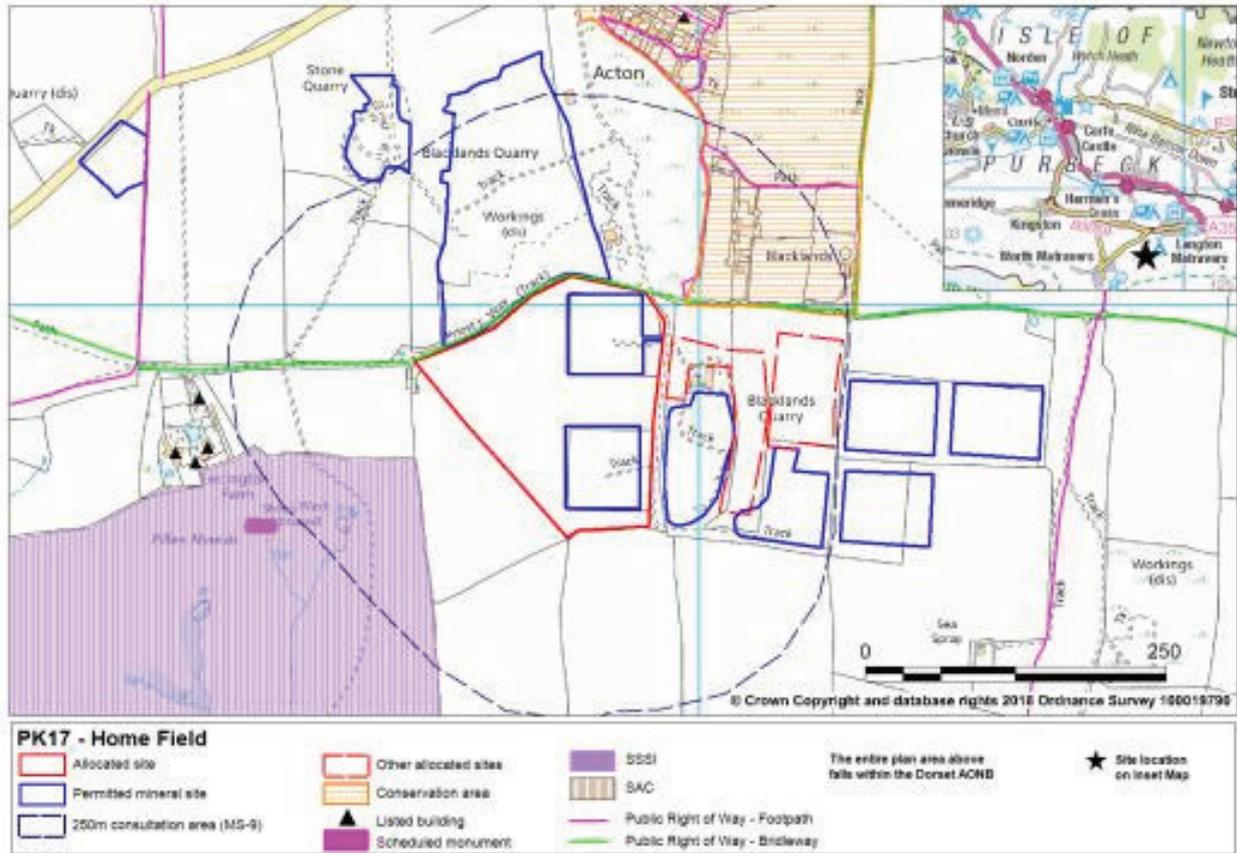
The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link with and/or extend existing rights of way networks need to be explored. Nature conservation after-use, integrating semi-natural grasslands, is a key element of this vision.

20 Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 12



PK-18: Quarry 4 Extension, Acton

Site location: Approximately 1.1km south-west of Langton Matravers village, adjacent to and north of existing Quarry 4 site.

Grid reference: SY 991 778

District/Borough: Purbeck District Council.

Parish: Langton Matravers.

Site area (approximate): 1.3 ha

Estimated mineral resource: 40,000 tonnes

Existing land use/cover: Pasture.

Proposed development: Extraction of Purbeck Stone.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly ensuring that there will be no impacts on Great Crested Newts, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required, but no off site worsening is anticipated. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.

Transport/Access

This allocation would be a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation. The existing access to the main road is sub-standard and needs improvement.

Landscape/Visual

A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts. Proximity to Priests' Way to the north, together with the potential for cumulative impacts with other quarries in the vicinity, must be taken into consideration in the design of quarrying/mitigation.

Restoration Vision

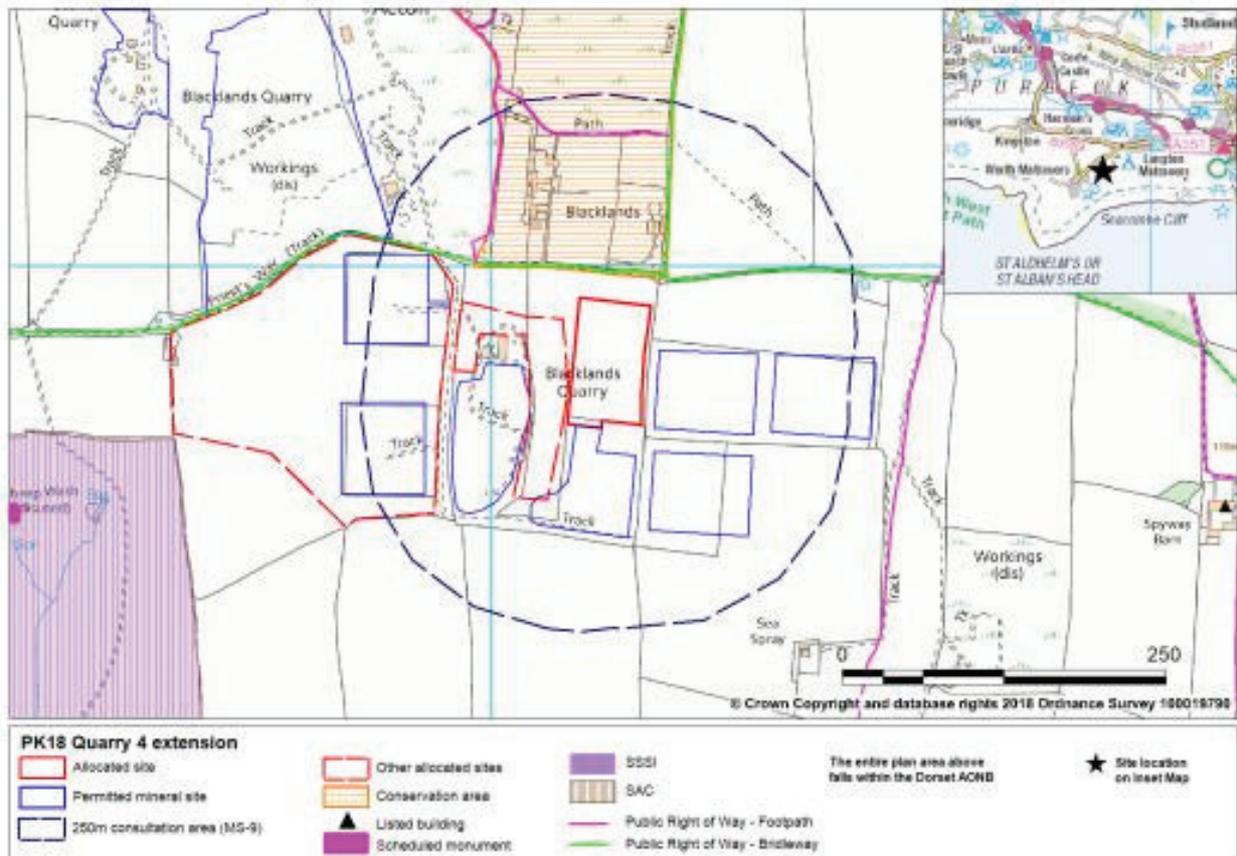
The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link with and/or extend existing rights of way networks need to be explored. Nature conservation after-use, integrating semi-natural grasslands, is a key element of this vision.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 13



PK-19: Broadmead Field, Gallows Gore, Worth Matravers Parish~~Langton Matravers~~ (MM-PK19.3)

Site location: Broadmead Field, approximately 1.2km west of Langton Matravers village.

Grid reference: SY 984 785

District/Borough: Purbeck District Council

Parish: Worth Matravers

Site area (approximate): entire allocation is approximately 9.6 ha in total, but not more than 1ha of land (in addition to areas of current working) expected to be worked during the life of the Plan.

Estimated mineral resource contained within entire allocation: approximately 380,000 tonnes

Existing land use/cover: Agriculture/grazing.

Proposed development: Extraction of Purbeck Stone. This allocation establishes the principle of Purbeck Stone quarrying over this site, with specific and low-intensity quarrying within the area when needed and appropriate. Quarries will be restricted to 1ha in area and outputs limited to around 2,000 tonnes per annum. All subsequent quarrying proposals will require planning permission, with all required associated assessments.

Development Guidelines

Natural Environment

There is a Site of Nature Conservation Importance adjacent to (north-west of) the site. This SNCI must be appropriately protected from any impacts of Purbeck stone development in the area allocated as PK19 Broadmead (MM-PK19.1). Greater Horseshoe Bat has been recorded from the area immediately adjacent to this site. Full assessment of all ecological impacts related to the development of this site or any part of it will be required.

Historic/Cultural Environment

There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.

Transport/Access

Development of any quarries within this overall allocation would be as a follow-on from existing working and should not result in any intensification in output. A Transport Assessment would be required, identifying possible impacts and appropriate mitigation.

A footpath crosses the western part of the site. Appropriate mitigation to be provided, to minimise impacts of quarrying on users of the footpath.

Landscape/Visual

This allocation is in the zone of least landscape and visual impact and the way it is worked will determine its capacity. Small areas and quantities, with progressive restoration and in short campaigns with low stockpiles would minimise impacts. Mitigation measures must limit height of stock piles. A Landscape and Visual Impact assessment will be required, with mitigation identified and implemented to minimise impacts.

Other

Opportunities for leaving quarry faces for geological conservation and education to be considered.

There are existing water mains and other water-related infrastructure to the south of the site. These will be retained and must be protected from Purbeck Stone development-related impacts. (MM-PK19.2)

Restoration Vision

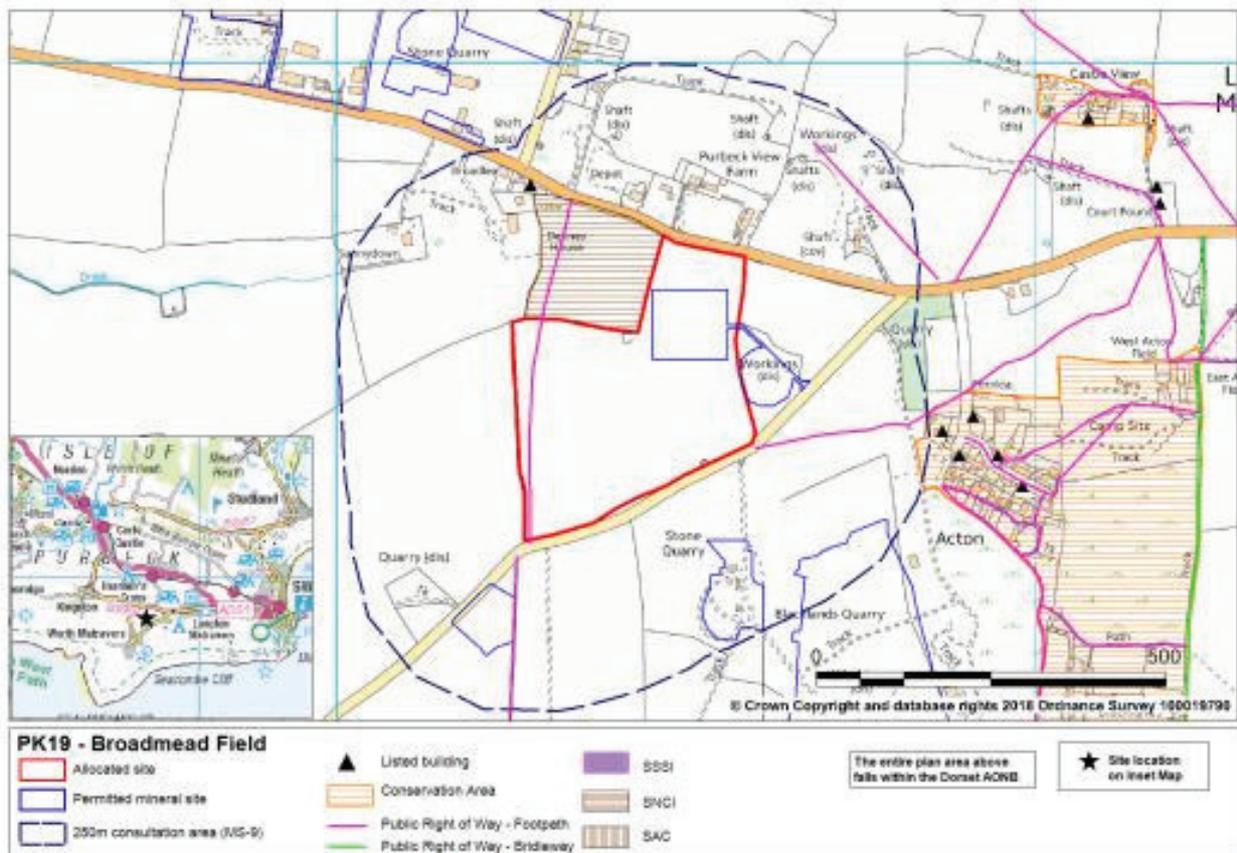
The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link with and/or extend existing rights of way networks need to be explored. Nature conservation after-use, integrating semi-natural grasslands, is a key element of this vision.. The creation of a new suitably sited pond that is suitable for use by Great Crested Newts and other freshwater wildlife is supported.

Insert revised plan, showing 250m consultation area (MM-PM.2)

Picture 14



PK-21: Gallows Gore, Harman's Cross

21 This site has been withdrawn. It is removed through proposed modification (MM-PK21.1)

~~**Site location:** Gallows Gore, approximately 1.2km west of Langton Matravers village.~~

~~**Grid reference:** SY 985 790~~

~~**District/Borough:** Purbeck District Council~~

~~**Parish:** Langton Matravers~~

~~**Site area (approximate):** 5.2 ha~~

~~**Estimated mineral resource:** approximately 30,000 tonnes~~

~~**Existing land use/cover:** Agriculture/grazing.~~

~~**Proposed development:** Extraction of Purbeck Stone.~~

-

Development Guidelines

Natural Environment

~~Full assessment of all ecological impacts related to the development of this site or any part of it will be required.~~

~~The small area of rough grassland to the south-east of the site has potential to support uncommon UK priority BAP butterfly species and could provide habitat for protected bat species, and will be appropriately protected during any quarrying activity.~~

Historic/Cultural Environment

~~There is high potential for below-ground archaeology, including industrial archaeological evidence of early quarrying. Heritage and archaeology matters are important considerations, and the significance of any affected heritage assets and their setting must be understood to ensure their significance is safeguarded. Archaeological assessment and evaluation will be required as part of the development of the site.~~

Hydrology/Flood Risk

~~The site falls entirely within Flood Zone 1 and is not shown to be at any risk of surface water flooding by relevant mapping. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. A site specific strategy for surface water management will be required. A hydrological/hydrogeological assessment identifying potential risks to the water environment and any required mitigation will be required.~~

Transport/Access

~~Access is a key issue for this allocation.~~

~~Access northwards along Haycrafts Lane is not acceptable, nor is it acceptable to use Haycrafts Lane to access the B3069. Access over the field to the south of the site, to access the B3069, could be acceptable provided the existing residential access track was not used or affected. The use of short journey distances along Haycrafts Lane could also be possible, subject to assessment and mitigation.~~

~~All access proposals would require a full Transport Assessment, considering how access could be satisfactorily achieved, what the potential impacts could be and identifying appropriate mitigation.~~

Landscape/Visual

~~Development of this allocation is likely to produce adverse effects, including cumulative impacts, on the natural beauty of the AONB, principally due to the exposed location. There will be some scope for mitigation through design and operation, such as a phased approach to extraction and restoration and restricting stockpiling and buildings.~~

~~There may be an issue of cumulative landscape and visual impacts, particularly on local residences - this must be taken into consideration, and restoration of other quarries in the vicinity of this allocation will reduce cumulative impacts.~~

~~A Landscape and Visual Impact assessment will be required, to identify mitigation to minimise impacts to a satisfactory level.~~

Other

~~Impacts on local amenity is particularly relevant to this allocation, given the number of residences around the site, and must be fully assessed and all necessary mitigation identified and implemented.~~

~~The site boundary as shown does not at this stage include any buffers for mitigation purposes. This issue will be fully addressed at the planning application stage, with appropriate buffering established and implemented.~~

~~There are Wessex Water reservoirs adjacent to the site boundary. Potential impacts on these must be fully assessed and all necessary mitigation identified and implemented prior to any development on this site.~~

Restoration/Vision

~~This allocation is part of the Corfe Valley, a broad sweeping clay valley with a patchwork of rough pastures and dense hedgerows, set along the Corfe River. Management of the restored land should include low impact grazing and conservation of permanent pastures;~~

~~encouraging maintenance and restoration of boundaries, particularly dense hedgerows and banks along the valley floors and stonewalls towards the higher ground; encouraging grazing on the chalk and limestone ridges to reduce scrub encroachment on important grasslands.~~