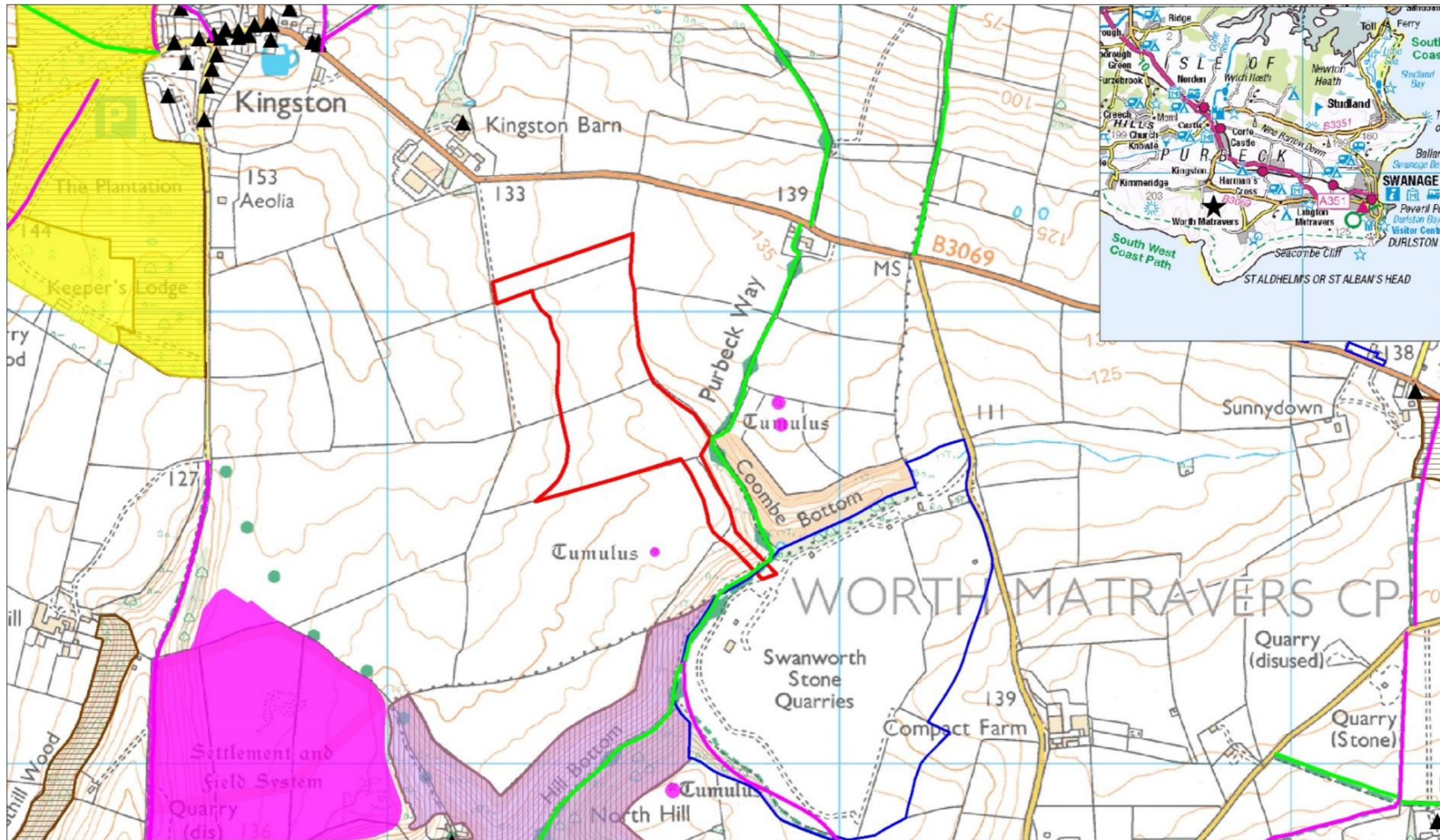


# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension



## PK16 - Swanworth Quarry extension

- Nominated site
- Permitted mineral site
- Public Right of Way - Footpath
- Public Right of Way - Bridleway

- Listed building
- Scheduled monument
- Historic Parks & Gardens

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

The entire plan area above falls within the Dorset AONB

Date: 24/06/2016

Cent X: 396529

Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS



**Dorset County Council**

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## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### Site Information

<b>Site Location</b>	Adjacent to and north east of existing Swanworth Quarry; south-east of Kingston/Kingston Barn Grid Reference: SY 966 785
<b>District/Borough</b>	Purbeck District Council
<b>Parish/Town Council</b>	Corfe Castle CP
<b>Site Nominee/Owner Landownership issues? Any Mineral Operator interest</b>	Suttle Stone Quarries own the mineral rights. No known landownership issues.
<b>Agent</b>	Quarryplan (GB) limited
<b>Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?</b>	Site has been considered for working previously, but has never been worked. Site would be an extension of an existing quarry.
<b>Legal or time-related constraints</b>	None known.
<b>Access to markets?</b>	As existing quarry
<b>Is there geological evidence of the presence and viability of the mineral?</b>	Yes.
<b>Does the sequential test for flooding indicate that the site is appropriate for the proposed use?</b>	Site is Flood Zone 1.
<b>Development proposed</b>	Extraction of limestone from Portland Beds, to primarily produce a range of limestone aggregates for use in building and construction work, as well as rockery stone and agricultural lime. Proposed extension contains an estimated 1.7 mt of reserves, expected to last for 13-14 years at an extraction rate of approximately 125,000 tpa. It is proposed to use inert waste to restore the quarry. Final restoration form to be determined.
<b>Description of Site</b>	Site is agricultural land, adjacent to dry coombe in southeast and sloping upwards towards the north.
<b>Summary of Site Designations/Constraints</b>	Tumuli (scheduled monuments) to southwest and north east. Site is within Dorset AONB, and the Purbeck Heritage Coast. SSSI/SAC to south.
<b>Relevant Local Planning Policy</b>	<b>Planning Purbeck's Future – Purbeck Local Plan Part 1 – Adopted November 2012</b> Policy DH – 5km Heathland Buffer Zone Policy CZ Consultation Zone Policy LHH – Area of Outstanding Natural Beauty
<b>Residential properties and other land uses in the vicinity of the site</b>	Kingston Barn within 250m to north of the site; residential properties 350m to north-east of site; Kingston 700+ m to north-west of site. Existing quarry and inert landfill to south east of the site.
<b>Traffic Generation &amp; Access Considerations</b>	Existing site currently has c. 75 lorry movements per day. The proposed extension will not be worked until the current site is finished and no intensification is proposed.

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

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

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

#### **Topic: Biodiversity.**

**SA Objective: To maintain, conserve and enhance biodiversity.**

<b>Criterion C1 - Impact on European/international designations.</b>	<b>E</b>
<p>A sufficient stand-off from the Isle of Portland to Studland Cliffs SAC to the south would be required to ensure the long term stability of the SAC.</p> <p>Beyond that, restoration would offer significant habitat gain over the current intensive agricultural land use.</p> <p>Dorset County Council 6Nov13</p>	
<b>Criterion C2 - Impact on areas used by Annex 1 bird species.</b>	<b>D</b>
<p>No comment.</p> <p>Dorset County Council 6Nov13</p>	
<b>Criterion C3 - Impact on national designations.</b>	<b>D</b>
<p>No comment.</p> <p>Dorset County Council 6Nov13</p>	
<b>Criterion C4 - Impact on protected species.</b>	<b>D</b>
<p>No comment.</p> <p>Dorset County Council 6Nov13</p>	
<b>Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.</b>	<b>D</b>
<p>No comment.</p> <p>Dorset County Council 6Nov13</p>	
<p><b>Possible Mitigation:</b></p> <p>It is noted that biodiversity impacts are expected to be minimal.</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential impacts and appropriate responses and mitigation. Appropriate mitigation of any impacts will be required as part of any planning permission granted. No further action considered necessary at this stage.</p>	

#### **Topic: Geodiversity**

**SA Objective: To maintain, conserve and enhance geodiversity.**

<b>Criterion C6 - Impact on geodiversity.</b>	<b>D</b>
<p>This site is of known interest for the exposed stratigraphy. New extensions should be considered as part of the ongoing geological interest of the site.</p> <p>Existing restoration plans provide for the retention of exposures and this principle should be carried over into new areas of the quarry.</p> <p>Dorset County Council 25.10.2013</p>	
<p><b>Possible Mitigation:</b></p> <p>None specifically required. Request re retention of exposures noted.</p>	

#### **Topic: Landscape**

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

<b>Criterion C7 – Impact on designated landscapes.</b>	<b>B</b>
<p>Significant Adverse Impact – site is within Dorset Area of Outstanding Natural Beauty and Heritage Coast.</p> <p>Dorset County Council November 2017</p>	

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

<b>Criterion C8 – What is landscape capacity to accommodate proposed development.</b>	<b>B</b>
<p>The site is located within the Purbeck Plateau, an open coastal landscape that provides sweeping views across a predominantly undeveloped context, often incorporating characteristic geometric fields with stone boundaries, of the type that comprise the extension site itself. The proposal would have a significant adverse impact on the physical landscape, which is highly valued and protected. Proximity to the Purbeck Way and public highways are of key concerns due to visual effects and operational noise. This will result in significant adverse impacts on sensitive visual receptors and impact negatively on the tranquillity in this part of the AONB.</p> <p>Dorset County Council November 2017</p>	
<p><b>Possible Mitigation:</b></p> <p>The owner and site nominee have taken significant steps to mitigate impacts, and these are set out separately.</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of any impacts on the landscape resulting from extracting mineral from this site. This will identify whether it is possible to satisfactorily mitigate the impacts and how such mitigation might be achieved.</p>	

<b>Criterion C9 – Impact on historic landscapes.</b>	<b>A</b>	<b>B</b>	<b>C</b>
<p>Please note comments under criterion C11. As well as being part of a landscape where quarrying has taken part in the past, the site appears to be one of a number of relatively flat locations around Coombe Bottom that were chosen as locations for Bronze Age barrows.</p> <p>Dorset County Council 31/10/2013</p>			
<p><b>Possible Mitigation:</b></p> <p>Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. Restoration will be agreed and implemented as part of any planning permission granted.</p> <p>It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, and the requirements of the Planning (Listed Buildings and Conservation Areas) Act provide adequate protection to the heritage assets – to the point that planning permission would be refused in the case of unacceptable and unmitigatable impacts.</p> <p>No further action considered necessary at this stage.</p>			

## Topic: Cultural Heritage

**SA Objective: To maintain, conserve and enhance the historic environment (including conservation areas, historic parks and gardens and other locally distinctive features and their settings).**

<b>Criterion C10 – Impact on historic buildings.</b>	<b>D</b>
<p>Listed buildings in the vicinity are not close enough to be affected by this site.</p> <p>Assessment grade D – No Significant or Negligible Impact.</p> <p>Dorset County Council 22/10/2013</p>	
<b>Criterion C11 – Impact on archaeology.</b>	<b>C</b>
<p>There are Scheduled Monuments and other heritage assets, in the vicinity of this proposal.</p> <p>The current proposed approach to working the site has been discussed with and agreed by Historic England.</p> <p style="background-color: #e91e63; color: white; padding: 2px;">Further Dorset County Council comments awaited – November 2017</p>	

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### **Possible Mitigation:**

Historic England have visited the site and reviewed the proposed development in the context of the surrounding heritage assets. The current proposed outline of working has been suggested by them.

Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and appropriate mitigation. Restoration will be agreed and implemented as part of any planning permission granted.

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

No further action considered necessary at this stage.

### **Topic: Water**

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

#### **Criterion C12 - Impact on hydrogeology or groundwater.**

**B**

Site is partially/entirely underlain by principal aquifer. No impact on Source Protection Zones. Not known if licensed supplies within the vicinity.

Site partially overlies the catchment from which Kingston's water supply is taken.

Dorset County Council 4 November 2013

#### **Criterion C13 – Impact on surface waters.**

**C**

Surface water within approximately 500m of site boundary, to the south.

Dorset County Council 4 November 2013

#### **Criterion C14 - Impact on flooding or coastal stability.**

**D**

Site is entirely within Flood Risk Zone 1.

Dorset County Council 4 November 2013

### **Possible Mitigation:**

Hydrogeological assessment has already been carried out, and the Environment Agency are satisfied that the site can be proposed as an allocation in the Draft Mineral Sites Plan. Full hydrological/hydrogeological assessment will be required as part of any planning application, with measures to protect groundwater and surface water flows to be identified and implemented.

No further action considered necessary at this stage.

### **Topic: Soil**

**SA Objective: To maintain, conserve and enhance soil quality**

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

**C**

Site is Grade 3 agricultural land.

Dorset County Council 4 November 2013 .

### **Possible Mitigation:**

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

### **Topic: Air Quality**

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

#### **Criterion C16 – Impact on AQMAs.**

**D**

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

Dorset County Council 4 November 2013

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

**Possible Mitigation:**

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

**Topic: Material Assets (Economic development)**

**SA Objectives: To conserve and safeguard mineral resources.**

**To promote the use of alternative materials**

**To encourage sustainable economic growth**

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

**Criterion C17 - Impact on economic development.**

**B**

->

**E**

Site will have positive benefit during working, contributing to supply of crushed rock aggregate and some Purbeck Stone and providing employment. Restoration to agriculture will maintain an on-going positive benefit.

As a relatively large aggregate site, this site nomination would provide significant on-going benefits to the local and wider economy through the supply of crushed rock aggregate for construction and other purposes; it will maintain local employment during working.

Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, noise, visual and perception related issues. Impacts will be identified and mitigation during working will be applied where necessary – e.g. holding back quarry traffic during peak travel times, further screening.

Score could range from B (Significant Adverse Impact) to E (Significant positive impact on the economy locally or nationally)

Dorset County Council 4 November 2013

**Possible Mitigation:**

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

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

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

**Criterion C18 - Impact on Sensitive Human Receptors.**

**B**

->

**C**

Closest property approximately 250m to north; other c.330 m to east; >500m to south, c. 700m to southeast.

Some visibility from the north and south east, subject to screening

Dorset County Council 4 November 2013 .

**Criterion C19 - Impact on existing settlements.**

**D**

Kingston Village approximately 750m to north west, Worth Matravers c. 1km to south east.

Limited visibility from the north (Kingston Road) and from the south at Worth Matravers – site would be visible from the C135 north of Worth Matravers.

Dorset County Council 4 November 2013

**Possible Mitigation:**

An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation. Appropriate mitigation (given location of site in AONB) will be considered to see what can be implemented through the development of the site. No further action considered necessary at this stage.

**Criterion C20 - Impact on airport safety**

**D**

Site is approximately 23km from airport and not proposed for wet working or restoration. No impacts expected.

Dorset County Council 4 November 2013

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

**B**

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

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Site nomination comprises an extension of an existing quarry in an area where there is a high concentration and long history of mineral extraction.

There are no sites allocated for major development in the Purbeck Local Plan Part 1 (adopted Nov 2012) within 5 km of the proposal.

Dorset County Council 4 November 2013 11.11.2013.

### **Possible Mitigation:**

The proposal will include mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. The site would be restored to ground level, removing long-term impacts.

The site would be worked as a follow-on to the current site – there would be no intensification of traffic levels.

This proposal would result in an increased area of land being opened – if the new site is worked while the older one is restored.

To minimise traffic impacts, following a Transport Assessment at the planning application stage, measures such as holding back lorry traffic during peak traffic times could be used if necessary.

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

### Topic: Social Considerations – Carbon Emissions

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

<b>Criterion C22 - Impact on carbon emissions</b>	<b>B</b>
<p>Site will be reliant on road transport.</p> <p>It is noted that the alternative to not developing this site is likely to see crushed rock travelling longer distances (from Portland, or Somerset) by road.</p> <p>Dorset County Council 4 November 2013</p>	
<p><b>Possible Mitigation:</b></p> <p>Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.</p>	

### Topic: Social Considerations

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

<b>Criterion C23 – Impact on recreational land</b>	<b>D</b>
<p>Majority of the site is agricultural land, no formal/informal recreational use.</p> <p>Dorset County Council 4 November 2013</p>	
<b>Criterion C24- Impact on public rights of way</b>	<b>B</b>
<p>Statutory right of way runs adjacent to site, and would be crossed by bridge connecting new site to existing.</p> <p>Further assessment required to consider how this can be safely managed.</p> <p>Dorset County Council 4 November 2013</p>	
<p><b>Possible Mitigation:</b></p> <p>Development of this site extension will require that the Purbeck Way is crossed by a bridge, carrying lorries.</p> <p>An Environmental Impact Assessment will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation, including of impacts on Rights of Way.</p>	

<b>Criterion C25 - Are the access proposals acceptable</b>	<b>C</b>
<p>Access proposed is via the adequate existing Swanworth Quarry access onto the C135. From here vehicles will travel a short distance north onto the B3069 and onward to the A351 through Kingston. While the trip numbers are relatively high at around 60 movements per day, the extension is not expected to be worked concurrently with the existing Swanworth Quarry operations. Therefore there will be little increase in traffic over the current situation. The route passes a small number of properties on the edge of Kingston but by-passes the main part of the settlement on the B3069. This site has therefore been given a C (Less Significant Adverse Impact) rating.</p> <p>Dorset County Council 29 October 2013</p> <p style="text-align: center;">-----</p> <p>Extension to existing quarry. Access unchanged and continuation acceptable.</p> <p>Dorset County Council January 2017</p>	

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### Initial Site Assessment including Input from Specialist Consultees

Traffic/Access	
<b>Highways England</b>	<p><b>2015</b></p> <p><u>Crushed Rock:</u> We note that there is not an anticipated shortage of crushed rock during the supply period, but that most of the land bank and active sites are on Portland and there maybe benefits to a supply of crushed rock from elsewhere in the Plan area.</p> <p>An extension to Sandworth Quarry has been suggested, and we are encouraged that a Transport Assessment with impacts and mitigation identified will be required and will comment further once this has taken place.</p> <p><b>2016</b></p> <p><u>Extension to Swanworth Quarry:</u> We have provided comments to the Draft Waste Plan Update in relation to this site stating that the site is located to the south of the A35 and any effects on the SRN are likely to be experienced A35/A351 junction. The development of this site has the potential to impact the SRN and may generate significant movements of HGVs on and across the SRN. Page 4 of 4</p> <p>Development here would need to be supported by a robust transport evidence base to understand the extent of any impacts.</p> <p>Before we respond on this we would need to some information on potential trip generation and distribution.</p>
<b>DCC Highways development management</b>	<p>PK16 Swanworth Quarry extension Site Assessment (CMG)</p> <p>Extension to existing quarry. Access unchanged and continuation acceptable.</p>

Public Rights of Way	
<b>DCC Rights of Way</b>	<p>Site has been visited by Rights of Way officer, but no formal comments received. Comments have been requested.</p>

Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
<b>Environment Agency</b>	<p><b>Dec 2013</b></p> <p>We agree with the criteria classification C12, C13 and C14 for this site, which is given in the supporting documents.</p> <p>Our previous comments provided on the 4 Nov 2013 are still relevant. These are summarised in the columns to the left in this table. However, we wish to make the following additional comments:</p> <p>We are aware that an SEA is being prepared but urge the applicant to ensure that the following issues are included: -</p> <p>Proposals which maximise the wetland restoration opportunities at each site</p> <p>Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives</p> <p>Proposals should maximise the overall wetland gains.</p> <p>EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy</p> <p>Also, a reminder to the applicant that there are abstractions (13/44/003/S/012) downstream of this location where the Chapman's Pool stream begins to flow. Work at this location should neither pollute nor derogate these abstractions.</p> <p><b>Oct/Nov 2013</b></p> <p>New site</p> <p>No objection, at this stage but further assessments required.</p> <p>C3: South Dorset Coast SSSI and Isle of Portland to Studland Cliffs SAC along southern boundary. Therefore Natural England should be consulted.</p> <p>C5: Local County Wildlife sites :</p> <p>950m to north west The Plantation;</p> <p>950m to the west Westhill Wood;</p>



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<b>Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)</b>	
	<p>1km to north and north west Afflington Wood &amp; Haycraft Wood. Therefore Dorset Wildlife Trust should be consulted.</p> <p>C7: Purbeck Heritage Coast and Dorset &amp; East Devon Coast World Heritage site. We therefore recommend you consult with your Heritage Coast colleagues at DCC.</p> <p>C11: A Scheduled Ancient Monument – a Bowl Barrow is present within the proposed working area. The County Archaeologist and English Heritage must be consulted as soon as possible.</p> <p>C12: Criteria classification ‘B’ due to Principal Aquifer. A Hydrogeological Risk Assessment should be completed to assess the impact on the water resource and on down gradient licensed springs and receiving water course.</p> <p>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</p> <p>C13: Criteria classification ‘D’ as there are no watercourses within 500m.</p> <p>C14: Criteria classification ‘D’ as within FZ1.</p> <p>Studies required/ considerations:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Ecological study required</li> <li>• Hydrogeological assessment</li> <li>• Water Framework Directive Assessment may be required</li> </ul> <p><b><u>July/August 2015</u></b></p> <p>No objection to proposals and no further comments over and above those previously made in earlier consultations.</p> <p style="text-align: center;">-----</p> <p><b>December 2016</b></p> <p>Having read the above Preliminary Hydrological and Hydrogeological Risk Assessment, we have no objection to the proposed site extension being included in the Bournemouth, Dorset and Poole Mineral Sites Allocation Plan. Obviously detailed information and conditions may be required at the planning application stage, but we can discuss that when further details become available.</p>
<b>Lead Local Flood Authority (LLFA) - DCC</b>	<p><b><u>PK16 Swanworth Quarry extension Site Assessment</u></b></p> <p>No grounds for objection, subject to detail:</p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling, and whilst not shown to be at any significant (theoretical) risk of surface water flooding by relevant mapping, does have a defined overland flow path along the eastern boundary, during severe rainfall events (1:100/1000yr). However, given the prevailing limestone geology, it is likely that surface water would be managed via infiltration.</p> <p>A site specific strategy of surface water management is a requirement for all development (NPPF), as no off site worsening should be offered. Both surface and ground water derived from the site is assumed to migrate south towards the Hill Bottom grouping of properties. Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel with the status of Ordinary Watercourse.</p>

<b>Landscape &amp; Visual Impact</b>	
<b>AONB Team</b>	<p>Regarding the latest information provided by the consultants engaged by Suttles, regarding the extension to the Swanworth site, I would like to provide a response. I have discussed the information with Tony Harris, Senior Landscape Architect at DCC, and also have discussed the landscape objection to the proposal at the recent meeting with you and Mike Garrity. As I have indicated previously, the exceptional circumstances test that is provided at NPPF 116 consists of three discreet elements, which must all be satisfactorily addressed. The discussion we are presently involved in relates to the third aspect, this being the ability to moderate detrimental environmental effects.</p> <p>The latest amendments to address landscape and visual effects include the following mitigation measures:</p>

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

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## Landscape & Visual Impact

- Further changes to the phasing
- Proposals to restore existing ground levels through the use of inert waste
- The use of tree screening to the west of the Purbeck Way and the inclusion of other landscape measures including berms and seeded overburden back-slopes

The phasing plan is summarised within section 3.6 of the supporting information and is illustrated in drawings 100-103. Phase one includes a number of advance landscape measures, which I will comment on later in this response. In terms of extraction the approach would be to progressively work the extension site northwards. The overall extraction area is compartmentalised into three units and upon moving to the next phase of extraction, restoration of the former area of working will commence. However, due to the need to retain a corridor for access, complete restoration of the extraction units cannot be undertaken until the end of the life of the quarry. It is stated that complete restoration is expected to be completed after 20 years of operation. During this period of time, access to the extension area from the existing site will be required, in the form of a bridge across the dry coombe. This may provide access to a tunnel on the western side of the coombe. However, the feasibility of the construction of a tunnel is presently unknown. Consequently, it is prudent to assume that such a structure may not be a feature of the development.

This position would need to be recognised within supporting landscape and visual assessment, as indicative of the worst case scenario. This approach would be consistent with the recommendations within the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), which state at 4.3, that a proper assessment of effects should have regard to the worst case scenario. I appreciate that there is uncertainty regarding the use of a tunnel and that this is understandable at this stage. However, it would be beneficial for the design to be confirmed prior to further assessment work. If there is uncertainty, my understanding is that it would be appropriate to assess the effects of the development without the tunnel.

With regard to the submitted ZTVs, these are useful. While the methodology for their production is briefly described within sections 4.4-4.8, it would be beneficial to receive some further information regarding the images that account for obstructions. In particular it would be useful to review a list of modelled obstructions and the assumed heights.

With regard to the landscape mitigation measures, the strategy is to construct berms along the northern, southern and eastern boundaries. The northern and southern berms will be seeded with grasses and the eastern berm will be planted with a woodland mix, which will also extend into a wider area of land toward the Purbeck Way. There is some concern regarding the proposals, particularly the woodland. The area is very exposed and it is considered that it would be difficult to achieve successful screening during the life of the extension area. Furthermore, one of the Purbeck Plateau's key characteristics is its visual openness. The proposed tree planting would reduce this characteristic. With regard to the berms, although these have been located parallel to existing boundary features, there is some concern that the artificial appearance of these earthworks will not conserve or enhance landscape character in a highly sensitive area.

I recognise that the applicant is actively pursuing measures that will primarily restrict the visual impact of the extension area. However, I remain concerned that the residual landscape and visual effects are likely to be significantly adverse. The analysis study appears to recognise this issue, particularly with regard to visual effects from the Purbeck Way. There is a reference to potential further mitigation measure, although details of options are not provided. I would also repeat my previous advice that the effects of the proposal are not limited to its visual impact. For example, the noise associated with activities and the creation of this on either side of the coombe has previously been identified as a landscape effect that would conflict with qualities of the AONB and provisions of national planning policy that relate to the designation and to the Purbeck Heritage Coast.

I would also like to take the opportunity to provide some comments on the outline LVIA methodology provided at Fig 1.2A. This provides a useful indication of the approach that might be adopted. In time it would be necessary for the methodology to be developed in response to the specific development being assessed. For example, the landscape sensitivity criteria will require further sub-division into landscape 'susceptibility' and 'value'. The susceptibility criteria will need to be devised with regard to the specific form of development, as advised by GLVIA. The value criteria will need to have specific regard to the landscape receptor or view. One issue that I have recognised within the assessment framework relates to the proposed thresholds for an effect to be classified as 'significant' in the context of the EIA regulations.

The matrix provided suggest that effects that are above 'moderate' will be considered significant. There are two potential issues with this approach. Firstly, it is my experience that other ES chapters may adopt an alternative approach, including moderate effects as being significant. Such discrepancy is considered to be undesirable and GLVIA3 recommends a consistent approach across EIA chapters. Secondly, it is my opinion that moderate effect may be considered significant, either individually or in combination (i.e. it may be that a series of moderate effects across an area would be considered a significant issue). I consider that it is unadvisable to automatically place 'moderate' effects below the threshold of significance. As I have indicated,

# Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

## Landscape & Visual Impact

this point is relevant not just to individual assessments, but also to the assessment of the overall effects of the development.

### **2015**

In coming to a view on the likely effects of the proposed extension I have considered information provided within the draft Plan, as well as material submitted by the applicant during the promotion of the site. I have had the opportunity to undertake accompanied and unaccompanied visits, including to the existing quarry, the extension site, Worth Matravers, local roads and public rights of way, including the Purbeck Way. Overall the proposed extension would foreseeably produce significant long-term adverse effects on the landscape and scenic beauty of both the site and the surrounding area.

The extension site incorporates land to the west of a coombe, which separates the extension area from the existing quarry. The promoted Purbeck Way footpath follows the coombe for the most part, although the route also rises out of Coombe Bottom, northwest of the existing quarry, where particularly close experience of the extension area would occur. Furthermore there would be close views of the extension area from open access land associated with the coombe. Overall it can be foreseen that the proposal to connect the existing site with the extension area by bridging the coombe and then conducting operations on its either side would be highly likely to have a major effect on the coombe itself and users of the Purbeck Way, due to both visual impact and noise.

The coombe, as well as physically separating the existing site and the extension area, also marks a topographic break. Landform to the west, containing the extension site, is broadly orientated towards the east. The area to the east of the coombe, where the existing site is located, would have been orientated to the west. This factor, along with the physical separation of the sites and the degree to which the extension projects into open countryside, is likely to produce wider significant adverse effects on the character of the AONB. Such effects would be experienced in areas where the existing site already has an adverse impact and further areas where the proposed extension would generate additional significant effects on its own.

The entire extension site is also located within the Purbeck Heritage Coast, which is a highly valued component of Dorset AONB. NPPF defines Heritage Coasts as: "Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors." NPPF section 114 states that: "Local planning authorities should... maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast."

The exceptional value of the Purbeck Heritage Coast is recognised through the Council of Europe's Diploma for the Conservation of Protected Areas, awarded in 1984. The Purbeck Heritage Coast is one of only three areas within England holding the Diploma, which has been renewed as recently as 2009. The on-going retention of the Diploma is subject to the satisfaction of conditions. Condition 2 is particularly relevant, as it states that we should ensure that: "The extension of existing quarries or the opening of new quarries conforms to the 'exceptions' principle that they should not be permitted unless they do not impair the character of the Heritage Coast as a result of any one or a combination of the following:

- their scale and length
- their negative impact on the landscape, wildlife, the enjoyment of the area by the public or local communities
- the practical impossibility of achieving satisfactory restoration and aftercare within a period of five years following the cessation of work."

Finally, the proposed extension would be considered against objectives and policies within Dorset AONB's Management Plan, which is a material consideration. This document provides a framework to help guide authorities in fulfilling their statutory duty of regard to the AONB. My experience of evaluating proposals in the context of this Plan leads me to consider that the extension would be likely to conflict with a wide range of policies, particularly those designed to conserve and enhance the AONB's landscape and scenic beauty.

### **2017**

Comments from Tony Harris (November 2017):

C7- B

C8 -B

C8 comments: The site is located within the Purbeck Plateau, an open coastal landscape that provides sweeping views across a predominantly undeveloped context, often incorporating characteristic geometric fields with stone boundaries, of the type that comprise the extension site itself. The proposal would have a significant adverse impact on the physical landscape, which is highly valued and protected. Proximity to the Purbeck Way and public highways are of key concerns due to visual effects and operational noise. This will result in significant adverse impacts on sensitive visual receptors and impact negatively on the tranquillity in this part of the AONB.

**Natural England**

**2016**

## Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of AS09 – Hurn Court Farm Extension

### Landscape & Visual Impact

	<p>PK16 Proposed Swanworth Quarry extension</p> <p>The landscape issue and the effect of the AONB is clearly the main consideration here. Our view is that this would be a major development that would have a significant effect on the landscape of the AONB. The NPPF indicates that applications for such developments should be refused except in exceptional circumstances and some of these circumstances are described.</p> <p>We have no comment about the need for this development or the cost and scope of developing elsewhere. However, the detrimental effect on the environment and the degree to which it might be moderated seems at present to be uncertain. Whilst there are some moderating proposals in terms of biodiversity - any restoration to nature conservation is likely to be a gain compared with the existing position – there seems to be little in the way of ideas for moderation of the landscape and visual impacts or enhancement of public access during quarry operation. Clearly there are both short and long term impacts with assessment required both of how in the long term the dry coombe might resemble a natural feature as well as the significance of visual impacts before restoration.</p> <p>In summary there is clearly a potential conflict with the provisions of the NPPF and at present moderation of impacts seem insufficient to provide much in the way of a counterweight to overcome this conflict.</p>
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### Nature Conservation – Biodiversity Impacts

	<p><b>2014</b></p> <p>We agree with the comment under C1 of the assessment Pro Forma. However, this comment assumes restoration would produce a habitat gain compared with the current use when the restoration simply says 'agriculture'. Thus the restoration should be changed to reflect this comment.</p> <p>Further assessment of effects on the AONB would be needed before the site could be progressed.</p> <p><b>2015</b></p> <p>No further comment.</p> <p><b>2016</b></p> <p>The landscape issue and the effect of the AONB is clearly the main consideration here. Our view is that this would be a major development that would have a significant effect on the landscape of the AONB. The NPPF indicates that applications for such developments should be refused except in exceptional circumstances and some of these circumstances are described.</p> <p>We have no comment about the need for this development or the cost and scope of developing elsewhere. However, the detrimental effect on the environment and the degree to which it might be moderated seems at present to be uncertain. Whilst there are some moderating proposals in terms of biodiversity - any restoration to nature conservation is likely to be a gain compared with the existing position – there seems to be little in the way of ideas for moderation of the landscape and visual impacts or enhancement of public access during quarry operation. Clearly there are both short and long term impacts with assessment required both of how in the long term the dry coombe might resemble a natural feature as well as the significance of visual impacts before restoration.</p> <p>In summary there is clearly a potential conflict with the provisions of the NPPF and at present moderation of impacts seem insufficient to provide much in the way of a counterweight to overcome this conflict.</p>
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### Historic Environment

	<p><b>2014</b></p> <p>Without significant moderation it does not appear feasible for substantial harm to be avoided to the Barrows significance and perhaps other non-designated heritage assets.</p> <p><b>2015</b></p> <p>Is the LA able to provide an update on the comments made in the relevant Site Assessment? "In my opinion, serious consideration needs to be given to whether any quarrying here is feasible". (Criterion C11 – Impact on archaeology Dorset County Council 31/10/2013)</p> <p><b>2016</b></p> <p>Historic England notes the recommendations of the County Archaeologist to ensure development accords with national planning policy for the historic environment.</p>
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