



Modified Version of the

Bournemouth, Christchurch, Poole
and Dorset

Pre-Submission Draft Mineral Sites
Plan

May 2019

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1 Introduction

1 Introduction

Introduction

Purpose of the Document

1.1 Bournemouth, Christchurch, Poole Council and Borough Council, Dorset ~~County Council~~ and the Borough of Poole are responsible for minerals planning in their respective areas, and have jointly prepared the Bournemouth, Christchurch, Poole and Dorset ~~and Poole~~ Minerals Plan in two parts:

- a. The Bournemouth, Dorset and Poole Minerals Strategy was adopted on 6 May 2014. It sets out the key principles to guide the future winning and working of minerals up to 2028. It also sets out the development management policies against which planning applications for minerals development will be considered.
- b. The Bournemouth, Christchurch, Poole and Dorset ~~and Poole~~ Mineral Sites Plan (this document) which includes specific proposals and policies intended to deliver the various strategies for the different mineral types and to maintain mineral production. It also includes other measures to facilitate and control minerals development and the management of land **(AM1.2)**.

1.2 The adopted 2014 Minerals Strategy document replaced the Dorset Minerals and Waste Local Plan (1999), with the exception of Policies 6, 15, 16, 30 and 35 of the 1999 Plan. These policies are saved until the second part of the Bournemouth, Christchurch, Poole and Dorset ~~and Poole~~ Minerals Plan, the Mineral Sites Plan (MSP), has been adopted. After that time these policies will also be superseded **(AM1.3)**.

1.3 The Mineral Planning Authority (MPA) has a statutory responsibility to identify potential sites and areas suitable for minerals development within the county. There is also a responsibility to facilitate and provide for the continued provision of minerals, subject to the requirements of national and local policy.

1.4 The Bournemouth, Christchurch, Poole and Dorset ~~and Poole~~ Mineral Sites Plan has the following functions **(AM1.4)**:

- a. To identify and designate site allocations for future minerals development, based on a comprehensive process of site assessment and selection, in accordance with the adopted Minerals Strategy (2014)
- b. ~~To identify and designate an aggregates Area of Search, intended to provide greater flexibility in future aggregates provision~~ **(AM1.1)**
- c. To designate the Puddletown Road Policy Area
- d. To develop the mineral site safeguarding function established in the Minerals Strategy 2014.

~~1.5 This Plan has been prepared in compliance with the requirements of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It provides an opportunity for stakeholders and communities to comment on the soundness and legal compliance of the document prior to its submission to the Secretary of State for Communities and Local Government for independent examination.~~

~~1.6 The Pre-Submission Draft document follows extensive consultation carried out in accordance with Regulation 18 of the above regulations, and brings together the findings of consultation exercises and evidence gathering that has been underway since 2008.~~

~~Work undertaken so far~~

~~1.7 The following work has been undertaken as part of the preparation of the MSP:~~

- ~~• The Mineral Sites Allocation Document (MSAD) was published in 2008, setting out the range of site nominations (site options) received in response to a 'call for sites' issued in 2006/7.~~
- ~~• Work on the MSAD was then put on hold in order to focus resources on the Minerals Strategy document. Work on the MSAD (renamed the Mineral Sites Plan) resumed in Summer 2012. Information previously received was reviewed and a second call for sites 'refresh' exercise was undertaken in August 2012 in order to update the list of sites to be considered as potential options for allocation.~~
- ~~• The Mineral Sites Plan Consultation Document 2013-2014 was published for consultation from December 2013 to February 2014.~~
- ~~• A final call for sites was issued in April 2014, to ensure that as many site options as possible were put forward for consideration.~~
- ~~• In Summer 2015, the Draft Mineral Sites Plan was published for consultation. This draft version of the MSP set out the MPA's preferred options for sites. It also included proposals for an aggregates Area of Search, the Puddletown Road Policy Area and safeguarding of existing minerals sites. Supporting documents, including a Draft Sustainability Appraisal and Habitat Regulations Appraisal, were also prepared and consulted on.~~
- ~~• The most recent consultation, the Draft MSP Update 2016, was undertaken between May and July 2016. This was both an update of some aspects of the MSP and consultation on additional site options. Again a Draft Sustainability Appraisal and Habitat Regulations Appraisal were prepared and consulted on.~~
- ~~• The outcomes of these consultations together with the responses to the calls for sites have informed the final list of allocated sites and other proposals in this Pre-Submission Draft MSP document.~~

~~1.8 Further information in relation to the above stages is available in the Duty to Co-operate Statement, the Draft MSP Consultation Statement and the Site Identification and Appraisal Statement which accompany this document.~~

~~Supporting Documents~~

~~1.9 A number of supporting documents provide the evidence base, assessments and methodology behind the Pre-Submission Draft MSP, including those below. These are available to download from:—<https://www.dorsetforyou.gov.uk/mineral-sites>~~

~~Sustainability Appraisal~~

~~1.10 The production of a Sustainability Appraisal (SA) report is mandatory under Section 39(2) of the Planning and Compulsory Purchase Act 2004. The purpose of an SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of planning policy documents. It also fulfils the requirements of the EU Strategic Environmental Assessment Directive. This Pre-Submission Draft MSP document has been subject to iterative site assessment and/or sustainability appraisal since the 2008 version of the document, including the current document.~~

~~Habitats Regulations Assessment~~

~~1.11 Appropriate Assessment/Habitats Regulations Assessment of land use plans is required under the European Communities (1992) Council Directive 92/43/EEC (the ‘Habitats Directive’). Habitats Regulations Assessment provides for the protection of European Sites/Natura 2000 sites,⁽⁴⁾ areas which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community. The 2015 and 2016 Draft documents, along with the current Pre-Submission Draft, have undergone Habitats Regulations Assessment screening, under the Conservation of Habitats and Species Regulations 2017.~~

~~Strategic Flood Risk Assessment (SFRA)~~

~~1.12 The National Planning Policy Framework states that when preparing development plans local planning authorities should adopt a sequential, risk based approach to the location of new development to avoid possible flood risk. A Sequential Test should be applied to steer new development to areas with the lowest probability of flooding. A Dorset SFRA was prepared in 2010, and has been updated to support the current Pre-Submission Draft MSP.~~

~~Duty to Co-operate Statement~~

~~1.13 Under Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by Section 110 of the Localism Act 2011, the Council is required to formally co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. This is to maximise the~~

⁴ These comprise Special Areas of Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPAs) and pSPAs (Potential SPAs) and Ramsar sites (sites designated under the RAMSAR convention on wetlands of international importance, 1971).

~~effectiveness of the preparation of the Local Plan and supporting activities so far as it relates to strategic matters. The Council and others are required to engage constructively, actively and on an ongoing basis. The Duty to Cooperate Statement describes how cooperation has been undertaken.~~

~~Sites and Areas Report~~

~~1.14 This Pre-Submission Draft MSP document is supported by a Site Identification and Appraisal document, including site selection and assessment methodology and site assessment pro-formas used for assessing the sites. It considers those sites proposed for allocation and those sites which have been discounted, together with the justification for the decisions taken.~~

~~How to comment on the Final Draft Mineral Sites Plan~~

~~1.15 This document is the Pre-Submission Draft of the Bournemouth, Dorset and Poole Mineral Sites Plan. This is the last formal opportunity to respond before the Plan, along with any representations received, is submitted to the Secretary of State for Communities and Local Government.~~

~~1.16 It is published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Representations are invited on this Pre-Submission Draft Mineral Sites Plan document between **1st December 2017 and 5:00 pm on 31st January 2018** with respect to the following matters:~~

- ~~1. Has the document been prepared in accordance with the Duty to Co-operate requirements?~~
- ~~2. Is the document legally compliant?~~
- ~~3. Is the document sound, that is:
 - ~~a. has it been positively prepared?~~
 - ~~b. is it justified?~~
 - ~~c. is it effective?~~
 - ~~d. is it consistent with national policy?~~~~

~~1.17 We encourage you to view and respond to the Plan online. To view the Plan and comment on it please go to: **www.dorsetforyou.gov.uk/mineral-sites**~~

~~1.18 Alternatively you can email us at: **mwdf@dorsetcc.gov.uk**~~

~~1.19 If you do not have access to a computer you can complete a paper response form and send it to:~~

*Environment and Economy Directorate, Dorset County Council, County Hall,
Colliton Park, Dorchester, DT1 1XJ*

1.20 Hard copies of this document are available to view at Dorset County Council (County Hall, Dorchester); Bournemouth Borough Council (Town Hall Annexe); and the Borough of Poole (Civic Centre). Representation forms will also be available at these locations.

Consultation period: 1st December 2017 to 31st January 2018

Representations must be received by 5:00pm on the 31st January 2018.

No late submissions will be accepted.

What happens next?

1.21 Subject to the outcomes of this stage, preparation of the Mineral Sites Plan is expected to progress according to the timetable below. Following submission to the Secretary of State, the dates given will be dependent on the Planning Inspectorate and therefore these below can only be an indication.

<i>Key Stages</i>	<i>When</i>
<i>Publication of Pre-Submission Draft Mineral Sites Plan</i>	<i>December 2017 – January 2018</i>
<i>Mineral Sites Plan Submission to the Secretary of State</i>	<i>March 2018</i>
<i>Mineral Sites Examination – Hearings</i>	<i>June 2018</i>
<i>Mineral Sites Adoption</i>	<i>December 2018</i>

1.22 Once the Pre-Submission Draft Mineral Sites Plan and any representations have been submitted, an Independent Inspector will be appointed to examine whether the plan meets the required legal and soundness tests including the duty to co-operate and procedural requirements. The Examination, including public hearings, begins upon the Plan's submission and will consider the issues raised. The content and timing of the hearings will be set by the Inspector.

*1.23 Following the end of the examination process, if the Inspector finds the Plan to be sound and legally compliant, Bournemouth, Dorset and Poole Councils can proceed to adopt the Mineral Sites Plan. It will then form part of the statutory development plan for the area.
(AM1)*

2 Context and Structure

2 Context and Structure

Context

Legislative and Planning Policy Context

2.1 The Minerals Strategy 2014 and the Mineral Sites Plan ~~will~~ together comprise the Minerals Plan for Bournemouth, ~~Christchurch, Poole and~~ Dorset ~~and Poole~~, providing the over-arching strategy for provision of minerals, and for the safeguarding of the undeveloped mineral resource, site restoration, development management policies and identifying the sites and areas required.

2.2 The Planning and Compulsory Purchase Act 2004 sets out the legislative framework for the preparation of Local Plans whilst European and National policies and strategies provide guidance on their content. The Minerals Plan must be consistent with European and National policies. ~~This Pre-Submission Draft The~~ Mineral Sites Plan ~~document~~ has been produced within the broad context of relevant Plans, Programmes and Directives which were also instrumental in shaping the Minerals Strategy 2014.

Minerals Context

2.3 Dorset contains a wide variety of mineral resources. Minerals are extracted for aggregate, non-aggregate and energy purposes. Aggregates are materials derived from sand and gravel, and crushed limestone, and are used in the construction industry for building purposes, including asphalt, concrete and mortar. Some aggregate minerals are also used for non-aggregate purposes, for example armour stone for sea defences and bedding sand for livestock. Non-aggregate minerals currently include ball clay, brick clay and building stones (Portland, Purbeck and other building stones). Oil and gas resources are also exploited for energy purposes. There are reserves of silica sand and brick clay within the county. The most significant minerals produced in the county are sand and gravel, ball clay, limestone and oil and gas.

2.4 The Mineral Sites Plan ~~allocates proposes~~ sites for the extraction of sand and gravel, crushed rock, ~~ball clay~~, Purbeck Stone and other building stone. It is considered that these allocations, in conjunction with current permitted reserves and the criteria-based ~~policies approach to the provision of ball clay established in the Minerals Strategy~~, will maintain the provision of minerals during the Plan period.

Relationship to Minerals Strategy

2.5 Chapter 4 of the Minerals Strategy sets out a Vision for mineral extraction in Dorset, supported by six Objectives. Chapter 5 of The Strategy describes the spatial strategy for meeting the need for minerals, identifying in general terms where mineral development would be located and how much would be provided. It notes that the Mineral Sites Plan will develop this Strategy further by identifying specific sites in order to provide a level of certainty to local residents, the minerals industry, land and minerals owners and other interested stakeholders as to where future minerals development is likely to take place. Policy SS2 of the Minerals Strategy "Identification of Sites in the Mineral Sites Plan" notes that the new minerals sites

will be primarily identified through the Mineral Sites Plan although permission will be granted for unallocated (windfall) sites where it can be demonstrated that there is a need that cannot be met within allocated sites and where development would not prejudice the delivery of allocated sites.

2.6 The Mineral Sites Plan has been prepared in accordance with the Vision, Objectives and spatial approach set out in the Minerals Strategy. The policies in the Mineral Sites Plan allocate specific sites for development, identify more general areas considered to be potentially suitable for development and contain other proposals to facilitate the supply of minerals in the Plan area. **The specific allocations do not equate to the grant of planning permission and any proposal for the development of an allocated site will still need to secure planning consent.**

2.7 Development of the allocations of the Mineral Sites Plan, and any other mineral developments in the Plan area Bournemouth, Dorset or Poole, are subject to all the relevant policies, particularly the development management, safeguarding and restoration policies, of the Minerals Strategy 2014, along with other local plans and relevant national policies.

2.8 The Mineral Sites Plan should be read along with, and in the context of, the Minerals Strategy 2014.

Plan Period

2.9 The Minerals Strategy was adopted in 2014, and runs to 2028. ~~if the~~ The Mineral Sites Plan covers a period of 15 years ending in 2034. is adopted in 2018, a 15-year plan period would end in 2033. It is acknowledged that this is beyond the end of the life of the Minerals Strategy. However, it is expected that the Minerals Strategy will be reviewed before the end of its plan period, at which time the Mineral Planning Authority will have the option to integrate a review of mineral sites as well.

Structure of the Plan

2.10 After the introductory sections, the MSP has eight five main sections

- a. ~~Allocations~~ of sites for future development ~~of -for~~ sand and gravel and an unallocated sites policy for increased flexibility of supply
- b. Crushed rock provision, including the allocation of land at Swanworth Quarry. crushed rock, ball clay, Purbeck Stone and other building stone
- c. Provision of sites for the production of recycled aggregates
- d. Ball Clay provision, including the allocation of land at Trigon Hill
- e. Allocation of sites for future development of Purbeck stone
- f. Allocation of sites for the provision of other building stone

~~Designation of an Aggregates Area of Search - for increased flexibility on aggregates supply~~

- g. Designation of Puddletown Road Policy Area - for improved management and restoration

- h. Safeguarding of mineral sites - developing the safeguarding approach set out in the Minerals Strategy 2014
- i. Implementation and monitoring

2.11 ~~In this Plan, S~~ site allocation policies are numbered MS-1 and MS-3 to MS-7 ~~6~~. Policy MS-2 ~~deals with applications for unallocated sand and gravel sites designates a sand and gravel Area of Search~~. Policy MS-~~8~~7 relates to the Puddletown Road Area Policy and Policy MS-~~98~~ relates to safeguarding of mineral sites and infrastructure. Site allocations are set out by mineral type and, for each mineral type, comprise a policy allocating new sites or extensions to existing sites, along with a location plan indicating the locations of the allocated sites and where appropriate some supporting text.

2.12 Appendix ~~4~~ A contains further information on each allocation, with a summary of key information ~~and development guidelines about for~~ the allocated site and its proposed development along with an inset map of the site. Appendix ~~2-B~~ lists the existing minerals sites and facilities to be safeguarded through ~~policies~~ MS-~~98~~ and MS-10.

Development Guidelines for each site allocation

2.13 As noted, within Appendix A there is a section for each proposed allocation which contains an inset map and a summary of key information associated with each proposed allocation. It also includes 'Development Guidelines', derived from assessment and consultation of each site proposal.

2.14 The Development Guidelines set out the matters to be addressed as part of 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 written 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.

2.15 The Inset Map and associated information and Development Guidelines are integral with the policy to which each one relates. Each site allocation policy must be read along with the associated Inset Maps and Development Considerations for the sites to which the policy relates.

The Habitats Directive and The Habitat Regulations ~~and Appropriate Assessment~~

2.16 The Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna, the 'Habitats Directive', provides legal protection for habitats and species of European importance. This is implemented through a network of protected European and Ramsar sites. Articles 6(3) and 6(4) of the Habitats Directive requires Appropriate Assessment of plans and projects likely to have a significant effect on a European site. This means that the effects of such plans or projects on European and Ramsar sites need to be assessed to ensure that the integrity of these sites is maintained.

~~2.17 The Conservation of Habitats and Species Regulations 2010 have been consolidated and the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations 2017) come into effect on 30th November 2017. The Conservation of Habitat and Species Regulations 2017 guide the assessment of the potential effects of a development plan on one or more European sites, which include Special Protection Areas and Special Areas of Conservation. These have been combined under the Habitats Directive into the European sites network. It is also Government policy to afford Ramsar sites the same protection as European sites.~~

2.18 Plans such as the ~~Draft~~ Mineral Sites Plan can only be taken forward if it is demonstrated that there will be no adverse effect on the integrity of European and Ramsar sites. In some cases where an adverse effect is indicated, plans may still be implemented ~~if an adverse effect is indicated~~, if there are no alternatives to the proposed development and there are imperative reasons of overriding public interest as to why the development in question should go ahead. However previous rulings show that these cases are rare and in such cases compensation will be necessary to ensure the overall integrity of the site network.

New Paragraph The Mineral Sites Plan underwent Habitats Regulations Screening at all key stages in its preparation. Text covering required mitigation has been included to ensure that it complies with the requirements of the Habitats Directive.

2.19 The Mineral Sites Plan should also be read in conjunction with Policy DM5 (Biodiversity and Geological Conservation) of the Minerals Strategy 2014. Policy DM5 is intended to ensure that minerals development will comply with the requirements of the Habitats Directive. This Policy explains how impacts on hydrology, displacement of recreation, proximity, species and management may affect European and Ramsar sites. ~~This Policy should be read in conjunction with the Mineral Sites Plan these policies:~~

~~2.20 Habitat Regulations Assessment comprises a number of stages. The first stage is the screening stage, which determines whether any options could have a likely significant effect on a European or Ramsar site and therefore whether an Appropriate Assessment is required. The Draft Mineral Sites Plan has undergone screening, with the following results:~~

~~2.21 Four sites have been identified in the Habitat Regulations Assessment as having a risk of Likely Significant Effect on European and Ramsar sites. These are: Great Plantation (AS-06), Philliol's Farm (AS-12), Roeshot (AS-13) and Trigon Hill (BC-04). The findings of the Habitat Regulations Assessment regarding these sites are as follows:~~

- ~~i. In the case of AS-06 Great Plantation, 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.~~
- ~~ii. In the case of AS-12 Philliol's Farm, initial assessments have concluded that effects on displacement of recreation and species 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.~~
- ~~iii. In the case of AS-13 Roeshot Quarry Extension, Christchurch, initial assessments have concluded that effects on species 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.~~

- iv. ~~In the case of BC-04 Trigon Hill extension, initial assessments have concluded that effects on species 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.~~

~~2.22 These views are reflected in Policies MS-1 and MS-5 of the Draft Mineral Sites Plan. Appropriate text has been added where required to ensure that the Draft Mineral Sites Plan complies with the requirements of the Habitats Directive. (AM2)~~

Policies Map

New paragraph The Polices Map shows the sites allocated through the Mineral Sites Plan. In order to help safeguard biodiversity, geodiversity, landscape and airport safety the Policies Map also shows relevant designations. (MM1)

3 Existing and Proposed Mineral Sites

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3.1 Sand and Gravel

Background and Policy Context

3.1 Policy AS1 of the Minerals Strategy, in compliance with national policy, commits to the provision of a 7 year landbank based on the current agreed local annual supply requirement for Bournemouth, Dorset and Poole. The local annual supply requirement is established annually through the Local Aggregates Assessment and to date has been taken as the average of the previous 10 years of production.

3.2 The supply of locally extracted sand and gravel will be sourced from:

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

3.3 In 2012, the Minerals Strategy (Chapter 7 - Sustainable Aggregates Supply) identified a shortfall over the life of the plan of 9.36 million tonnes of sand and gravel, calculated as follows:

Annual production figure x Years covered by the plan (17 years, 2011 to 2028) - Existing Permitted Reserves (at the end of 2011) = Requirement for new sites

$$(1.58 \text{ mtpa} \times 17 \text{ years}) - 17.5 \text{ mt} = 9.36 \text{ mt}$$

3.4 This calculation of expected shortfall in aggregate supply has been updated to include sales and reserves figures up to the end of 2017, as shown below. **(AM3)**

Statement - Sand and Gravel Supply During the Plan Period

Demand and Supply

Sand and Gravel Supply During the Plan Period

Permitted reserves at the end of ~~2016-2017~~ were ~~13.6~~ 12.6 million tonnes, providing a landbank of approximately 8.5 years. However, by the end of ~~2018~~ June 2019, ~~when the Plan is expected to be adopted~~, this figure will have changed as sales continue and reserves fall.

It is estimated that sales of sand and gravel during the period from the end of December ~~2016~~ 2017 to the end of ~~December 2018~~ June 2019 (~~when it is expected that the Plan will be adopted~~) will be approximately ~~2.77~~ 1.89 million tonnes (assuming sales in ~~2017~~ and 2018 ~~and 2019~~ remain generally in line with those for ~~2016-2017~~), giving an estimated permitted reserve of sand and gravel **at the end of June 2019 ~~2018~~** of approximately ~~40.78~~ 11.51 million tonnes (~~without any taking into account~~ new permissions issued in 2018).

Using this estimated figure, along with an end date for the plan period of ~~2033~~ 2034 (15 years from adoption, assuming adoption is in ~~2018~~ 2019) and the most recent ten year average of sand and gravel supply (~~2007-2016~~ 2008-2017) of ~~1.54~~ 1.48 million tonnes per annum, the amount of sand and gravel to be provided for will be:

$$15 \times ~~1.54~~ 1.48 \text{ million tonnes} = ~~22.65~~ 22.2 \text{ million tonnes}$$

The estimated existing reserve at the time of plan adoption is then subtracted from this figure:

$$~~22.65~~ 22.2 \text{ million tonnes} - ~~40.78~~ 11.51 \text{ million tonnes} = ~~41.87~~ 10.69 \text{ million tonnes}$$

To meet the provision of sand and gravel **from 2018 ~~2019~~ to 2033 ~~2034~~**, at least **41.87 ~~10.69~~ million tonnes** will have to be provided for through new allocations.

It is estimated that the sites allocated by Policy MS-1(~~3~~) below provide for ~~up to~~ 16.5 ~~approximately~~ 17 million tonnes. This figure is higher than the 10.69 million tonnes required to be provided for through this Plan, providing necessary flexibility should sales rise or allocations not come forward as expected. In addition to the estimated permitted reserves figure at the end of ~~2018~~ June 2019 of approximately ~~40.78~~ 11.51 million tonnes, this will provide a total supply of ~~some~~ 27.28 approximately 28.5 million tonnes over the plan period.

This amount, along with the Area of Search designated in Unallocated Sites Policy MS-2, is considered to adequately meet the need for sand and gravel over the life of the Plan and will meet the requirement for a steady and adequate supply of sand and gravel in accordance with Policy AS1 of the Minerals Strategy. **(MM2)**

~~3.5 The deliverability of the annual aggregate supply must be taken into consideration, and may require identification of more than simply an absolute figure that could meet demand over the plan period. New sites to meet the shortfall should be located within the Aggregate Resource Blocks designated by Policy AS1 of the Minerals Strategy. (AM5)~~

New Paragraph The NPPF requires future demand for aggregates to be based on a rolling average of the last 10 years' sales data, as referred to above, and other relevant local information. The ten-year average builds flexibility into provision. It takes into consideration potential for changes in circumstances such as the recession period and the recent push for increased housing. (MM3)

Silica Sand

New Paragraph Poole Formation sands and sands in the London Clay generally have a high silica content which makes them suitable for a wide variety of end uses, including some industrial applications where a high silica content or particular grain size and shape is required, as well as construction related uses. The sands may also be used in other non-construction and non-industrial uses (e.g. animal bedding). Policy IS1 of the Minerals Strategy 2014 supports the provision of this sand for industrial or non-aggregate uses, provided certain criteria are met. The NPPF provides further information on silica sand provision. (MM4)

Current Sites

~~3.6 At the end of 2016 2017, the following sand and gravel sites had planning permission, with combined reserves (mineral in the ground with planning permission) of approximately 13.6 million tonnes fourteen sand and gravel sites had planning permission, with combined reserves (mineral in the ground with planning permission) of approximately 12.6 million tonnes~~

- ~~Binnegar Quarry~~
- ~~Dorey's Pit~~
- ~~Hines Pit~~
- ~~Hyde Pit~~
- ~~Hurn Court Farm~~
- ~~Masters' Quarry~~
- ~~Trigon Hill~~
- ~~Tatchells Quarry~~
- ~~Chard Junction Quarry~~
- ~~Warmwell Quarry~~
- ~~Henbury Pit~~
- ~~Avon Common~~
- ~~Woodsford Quarry~~
- ~~Moreton Pit~~

3.7 As long as reserves remain, it is expected that these sites will continue to be worked and contribute to meeting demand during the life of the Plan. As the reserves decline, the allocated sites are expected to be developed to meet demand. The council's monitoring

report and local aggregates assessment will provide an up to date list of sites and review the permitted reserves and landbank. Applicants should refer to the local aggregates assessment for an up to date assessment of need. (AM6)

Allocated Sites

3.8 The following sites, are allocated through Policy MS-1 and are shown on Figure 1:

- Great Plantation - an area of land south of the Puddletown Road and adjacent to the existing Hyde Pit.

~~Hurn Court Farm Quarry, Hurn – a proposed extension of an existing quarry onto predominantly agricultural land to the west of the current site.–~~

~~Philliol's Farm, Hyde – proposed quarry in agricultural land:~~

- Roeshot, Christchurch - a proposed extension to a Hampshire quarry site, westward onto predominantly agricultural land in Dorset.
- Tatchells Quarry, Wareham - a proposed extension of an existing (though not currently operational) quarry onto agricultural land adjacent to part of the current site.
- Woodsford Quarry, Woodsford - a proposed extension of an existing quarry onto predominantly agricultural land to the north east of the current site.
- Station Road, Moreton - a proposed quarry in agricultural land.
- Hurst Farm, Moreton - a proposed quarry in agricultural land
- Land at Horton Heath - a proposed quarry in agricultural land.

New paragraph Details of the allocated sites are set out in Appendix A.

New paragraph Although these allocations generally provide primarily either River Terrace or Poole Formation/Bagshot sand, in some cases they will provide a combination of both Poole Formation/Bagshot sand and River Terrace aggregate. An indication of the type of aggregate provided by the allocated sites is provided in Policy MS-1.

New paragraph Where allocations proposed for development are in the vicinity of other allocations and/or of permitted sites, the developer will need to demonstrate to the satisfaction of the mineral planning authority that cumulative impacts can be addressed and satisfactorily mitigated.

3.9 Proposals to develop these allocations ~~should~~ **must** demonstrate that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan. **(MM5)**

Site MS1: Production of sand and gravel

Policy MS-1: Production of Sand and Gravel

An adequate and steady supply of sand and gravel will be maintained through a combination of the following:

A. The continued provision of sand and gravel from the remaining **permitted** reserves at ~~permitted sites~~ the following sites.

~~a. Binnegar Quarry~~

~~b. Dorey's Pit~~

~~c. Hines Pit~~

~~d. Hyde Pit~~

~~e. Hurn Court Farm~~

~~f. Master's Pit~~

~~g. Trigon Hill~~

~~h. Tatchell's Quarry~~

~~i. Chard Junction Quarry~~

~~j. Henbury Pit~~

~~k. Woodsford Quarry~~

~~l. Moreton Pit~~

~~2. Provision of sand and gravel from the following permitted site, should it be developed during the lifetime of the plan:~~

~~a. Avon Common~~

B. The following new sites and extensions to existing sites, as identified on the Policies Map, are allocated to contribute to the adequate and steady supply of sand and gravel; ~~provided that the applicant can in each case demonstrate that the proposal is in accordance with the development plan:~~

i. ~~a. AS06~~ Great Plantation, Puddletown Road, East Stoke Bere Regis - approximately 2,000,000 tonnes of primarily Poole Formation sand (AS-06 - see Submission Policies Map - Inset 7)

~~b. Hurn Court Farm Quarry Extension, Hurn - approximately 600,000 tonnes (AS-09 - see Submission Policies Map - Inset 9)~~

~~c. Philliol's Farm, Hyde - approximately 1,500,000 tonnes (AS-12 - see Submission Policies Map - Inset 4)~~

ii. ~~d. AS13~~ Roeshot Quarry Extension, Christchurch - approximately 3,500,000 tonnes of primarily River Terrace aggregate (AS-13 - see Submission Policies Map - Inset 10)

iii. ~~e. AS15~~ Tatchell's Quarry Extension, Wareham - approximately 330,000 tonnes of Poole Formation primarily sand with some gravel (AS-15 - see Submission Policies Map - Inset 6)

iv. ~~f. AS19~~ Woodsford Quarry Extension, Woodsford - approximately 2,100,000 tonnes of primarily River Terrace aggregate (AS-19 - see Submission Policies Map - Inset 1)

v. ~~g. AS25~~ Station Road, Moreton - approximately 3,100,000 tonnes comprising River Terrace and Poole Formation aggregate (AS-25 - see Submission Policies Map - Inset 3)

vi. ~~h. AS26~~ Hurst Farm, Moreton - approximately 3,300,000 tonnes comprising River Terrace and Poole Formation aggregate (AS-26 - see Submission Policies Map - Inset 2)

vii. AS27 Land at Horton Heath, Horton - approximately 3,500,000 tonnes comprising primarily Bagshot Sand with some gravel

~~Any proposal for the development of any of these allocations must address the development considerations set out for each site in Appendix A, as well as any other matters relevant to the development of each proposed allocation, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.~~

~~Proposals for the development of these allocations must be able to demonstrate that any cumulative impacts associated with their development and operation are capable of mitigation to a level acceptable to the Mineral Planning Authority.~~

C. Proposals within the allocated sites for the proposed development, as set out in Appendix A, will be permitted where they meet all of the following criteria:

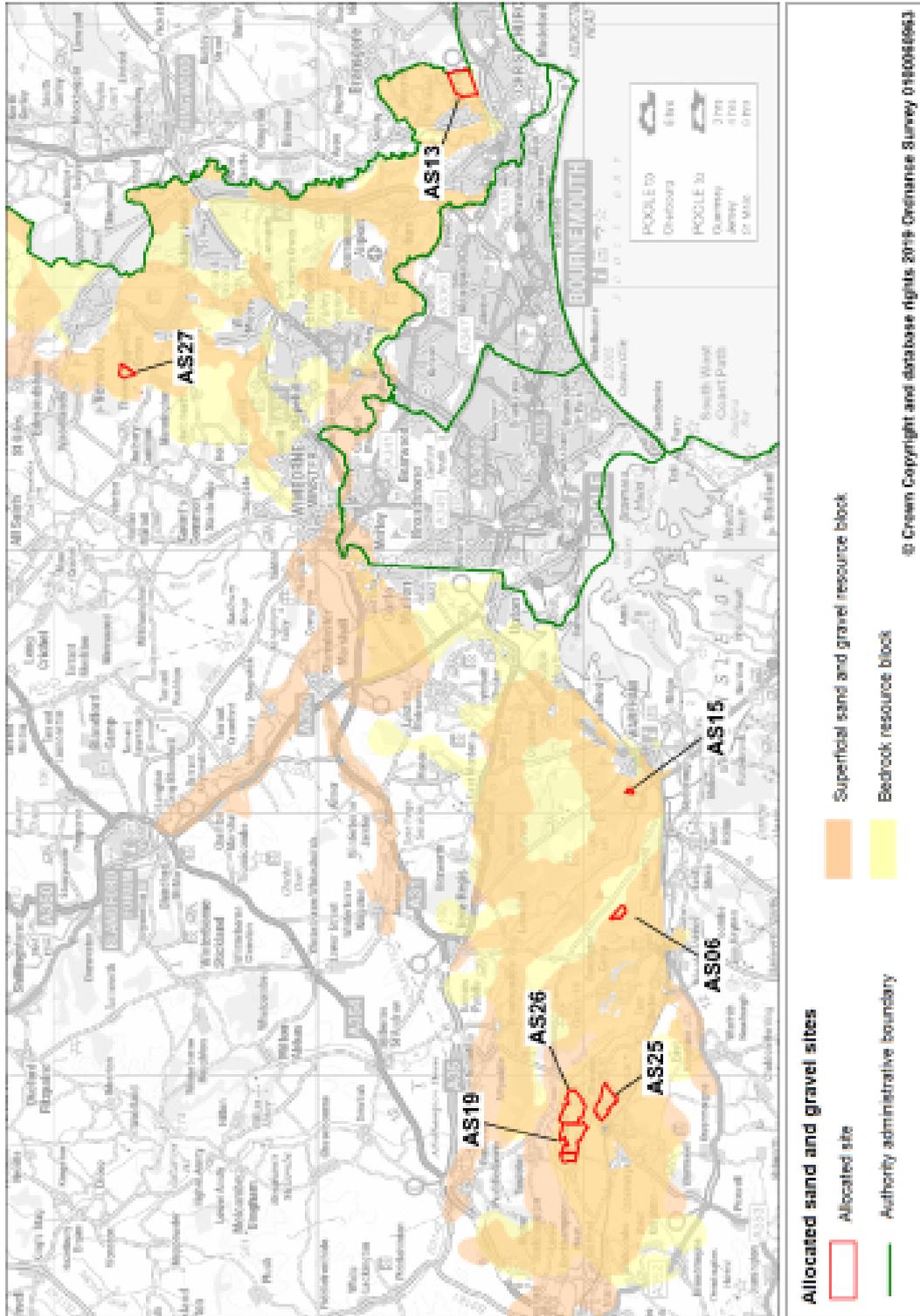
i. They address the Development Guidelines set out for each site in Appendix A of this Plan, as well as any other matters relevant to the development of each proposed allocation; and

ii. They demonstrate that any adverse impacts, including cumulative impacts, associated with their development and operation will be mitigated to the satisfaction of the Mineral Planning Authority; and

iii. Proposals for the development of these allocations ~~will only be considered where it has been demonstrated~~ **must demonstrate** that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of European and Ramsar sites either alone or in combination with other plans or projects; ~~implementation of the full range of mitigation measures as identified through Habitats Regulations Assessment Screening and listed under the Development Guidelines in Appendix A of this Plan will be a key element in meeting these requirements.~~

Habitats Regulations Appraisal screening indicates that development at AS-06 Great Plantation may have significant effects on species, proximity and displacement of recreation in particular; ~~development at AS12 Philliol's Farm may have significant effects on displacement of recreation and species in particular and~~ development at AS-13 Roeshot Quarry Extension may have significant effects on species in particular and ~~development at AS27 Land at Horton Heath may have significant effects on hydrology and displacement of recreation in particular.~~ In each of these cases development proposals must either mitigate these effects or reduce them to non-significant levels in order for any development to take place. **(MM8)**

Map - Map updated to reflect site allocations and show resource blocks. (AM7)



A Sand and Gravel Area of Search

3.10 Policy AS1 of the Minerals Strategy requires that new sand and gravel quarries are located within the designated Superficial and Bedrock Resource Blocks. The Resource Blocks are the spatial areas within which the British Geological Survey (BGS) have identified significant reserves of sand and gravel considered to be economically viable⁽²⁾. The Resource Blocks can be seen on pages 60 and 61 of the Minerals Strategy 2014.

3.11 Although the whole of the Resource Blocks is considered to contain a viable mineral resource, there are areas within them which are subject to higher levels of environmental constraints, including landscape and ecological constraints, reducing the potential for successful minerals development. To identify the areas less subject to constraints and to give clearer guidance to developers, a landscape and ecological assessment of the Resource Blocks has been carried out, with input from Natural England, to identify those areas less likely to be constrained.

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

3.13 Such a shortfall could result, for example, from one of the allocated sites proving to be undeliverable, or significantly increased sales for several consecutive years leading to a shortfall in provision within the lifetime of the Plan. The MPA will need to be satisfied that there are no permitted sand and gravel reserves capable of being worked but not currently being worked in the vicinity of a site proposed through Policy MS-2, that could be used to meet the identified shortfall.

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

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

- i. the need for the site and whether there is a shortfall in supply (through assessing the size of the landbank and the existing level of demand);
- ii. the benefits to be provided through development of the unallocated site(s);

2 Dorset, Bournemouth and Poole Sand and Gravel Assessment – Minerals and Waste Programme – External Report GR/11/049. BGS: 2011

- iii. ~~whether there are allocated site(s) that might be delayed or otherwise prejudiced by the approval of the unallocated site, and~~
- iv. ~~whether the development of the unallocated site(s) would add unacceptable cumulative impacts to the development of the sites allocated through this Plan.~~

~~3.16 All sites proposed for development within the AOS or the Resource Blocks will be subject to the policy requirements of the 2014 Minerals Strategy and will be required to go through the process of submitting a planning application, with all the associated detailed assessments and subject to all the relevant policy requirements of the development plan. The AOS will not prevent the development or use of land for non-minerals purposes (e.g. allocations coming forward through local plans). In such cases, the normal mineral safeguarding requirements through Policies SG1 and SG2 of the Minerals Strategy 2014 will apply.~~

~~3.17 Sites within the AOS can only be developed if it is demonstrated that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.~~

New Section Unallocated Sand and Gravel Sites

Introduction

New Paragraph Aggregate demand over the Plan period will be met through existing permitted reserves together with allocated sand and gravel sites as set out in Policy MS-1. Together these are expected to be sufficient to meet demand during the life of the Plan.

New Paragraph However, there are specific situations, such as a shortfall in sand and gravel supply that cannot be met from existing sites and/or the new sites allocated through Policy MS-1, in which the Mineral Planning Authority (MPA) will permit the development of an unallocated site/sites provided they comply with Policy MS-2.

Minerals Strategy 2014

New Paragraph Policy AS1 of the Minerals Strategy 2014 requires that new sand and gravel quarries are located within the designated Superficial and Bedrock Aggregate Resource Blocks. The Resource Blocks are spatial areas, designated through Policy AS1 of the Minerals Strategy 2014, within which the British Geological Survey (BGS) has identified significant reserves of sand and gravel considered to be economically viable. ⁽³⁾⁽⁴⁾ The Resource Blocks excluded land subject to various constraints, e.g. Areas of Outstanding Natural Beauty, where there is a policy presumption against mineral extraction. Their spatial extent can be seen on pages 60 and 61 of the Minerals Strategy 2014.

³ Dorset.

⁴ Bournemouth and Poole Sand and Gravel Assessment - Minerals and Waste Programme - External Report CR/11/049. BGS: 2011

New Paragraph The Minerals Strategy 2014 also refers⁽⁵⁾ to unallocated/windfall sites (primarily smaller sites such as prior extraction opportunities and agricultural reservoirs) being located outside the Resource Blocks, and also extraction of sand and gravel in association with ball clay taking place outside the Resource Blocks. It notes⁽⁶⁾ that extraction within the AONB may be possible in exceptional circumstances, where no harm results from the development or harm can be satisfactorily mitigated.

New Paragraph The policy stance is clear that new sand and gravel quarries should be located within the Resource Blocks. If new quarries are proposed to be located outside the Resource Blocks, they would have to be justified through demonstrating exceptional circumstances.

Unallocated Sites within the Resource Blocks

New Paragraph Planning applications proposing the development of an unallocated site within the Resource Blocks will be required to include all the associated detailed assessments and will be subject to all the relevant policy requirements of the development plan. In determining whether to permit an unallocated site, the MPA will consider a range of factors including (but not limited to):

- i. Is the site needed? Is there, or is there likely to be, a shortfall in supply of Poole Formation or River Terrace, that the site could meet or contribute to meeting?
- ii. Would developing an unallocated site have a negative impact, including unacceptable cumulative impacts, on a permitted or allocated site? The development of allocated or permitted sites should not be prejudiced by an unallocated site - particularly if the allocated and unallocated sites would both serve the same market.
- iii. Does development of the unallocated site provide environmental net gain as set out in the National Planning Policy Framework,⁽⁷⁾ such as creation of significant areas of on-line wetland functionally linked to rivers in the catchment of Poole Harbour which would contribute to reducing nutrient levels within the European sites, creation of local wildlife areas/greenspace corridors which would contribute to the wider ecological network, restoration to heathland or other priority habitat, woodland creation.
- iv. Is the mineral extraction from an unallocated site required as prior extraction in advance of built development which would sterilise mineral in the ground? Proposals for the prior extraction of minerals to allow strategically important non-mineral development could justify an unallocated site. The Minerals Strategy 2014 identifies a Mineral Safeguarding Area (MSA). The MPA will support prior extraction of mineral in advance of non-mineral development, (e.g. built development allocations coming forward through local plans) within the MSA subject to the safeguarding requirements as set out in Policies SG1, SG2 and SG3, and supporting text, of the Minerals Strategy 2014.

⁵ Paragraph 7.48, Minerals Strategy 2014

⁶ Paragraph 7.50, Minerals Strategy 2014

⁷ Paragraph 170 (d); National Planning Policy Framework (MHLG - February 2019).

New Paragraph In seeking to establish whether there has been a shortfall in supply, and the extent of the shortfall, the MPA will particularly focus on the findings of the Local Aggregates Assessment (LAA). Such a shortfall could result, for example, from one of the allocated sites proving to be undeliverable, or significantly increased sales for several consecutive years leading to a shortfall in provision within the life of the Plan.

Unallocated Sites outside the Resource Blocks

New Paragraph Points i-iv also apply to the proposed development of unallocated sites outside the Resource Blocks. Proposals for unallocated sites outside the resource blocks are likely to comprise land within an AONB, or other constraints such as environmental designations. In these cases exceptional circumstances would have to be demonstrated in line with the NPPF. Proposals for unallocated sites outside the Resource Blocks and the AONB are thought to be unlikely. However, if proposals come forward they will be judged on their merits and against all relevant policies in the Mineral Strategy and Mineral Sites Plan.

All unallocated sites

New Paragraph All sites being considered through this policy will undergo a robust assessment, taking account of a range of factors including geographical location and proximity to the market. Although the Resource Blocks predominantly exclude AONB designated land, there are some limited areas of overlap. If any unallocated site (either within or outside of the Resource Blocks) is within an AONB, the necessary tests as set out in the National Planning Policy Framework⁽⁸⁾ must be applied. Development proposals within these areas should also comply with the requirements of Policy DM4 of the Minerals Strategy 2014.

New Paragraph Unallocated sites can only be developed if it can be demonstrated that there will be no adverse effects on the integrity of European and Ramsar sites. Such effects are fully discussed in Policy DM5 of the Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan

New Paragraph Any unallocated site proposed for development through Policy MS-2 which is within any Aerodrome Safeguarding Area as defined on the Policies Map will be required to undergo an Aviation Impact Assessment in consultation with the relevant airport. (MM9)

⁸ National Planning Policy Framework, paragraph 172 (February 2019; Ministry of Housing, Communities and Local Government)

Site MS2: Unallocated sand and gravel site

Policy MS-2: Sand and Gravel Area of Search

An Area of Search, as shown in Figure 2 and on the Policies Map, is designated with the intention of facilitating the development of sand and gravel sites and maintaining appropriate levels of supply. Proposals for the development of unallocated sites from within the Area of Search will be permitted if:

- i. there is a demonstrable shortfall in the supply of sand and gravel, or
- ii. the development of an unallocated site offers net environmental benefits that would justify its development, or
- iii. the development of an unallocated site is for the prior extraction of aggregate in advance of strategically important non-mineral development, and
- iv. In the case of i. and ii. above,
 - a. they would not delay or otherwise prejudice the development of allocated site(s) which have the potential to produce the same specific type of aggregate mineral and which would serve the same geographic market, and;
 - b. they would not add unacceptable cumulative impacts to the development of allocated or permitted sites.

Applications for the development of non-allocated sites within the designated Area of Search must demonstrate that:

- i. the proposals are in accordance with the development plan, and
- ii. they have considered and addressed all relevant development considerations; and
- iii. any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority:

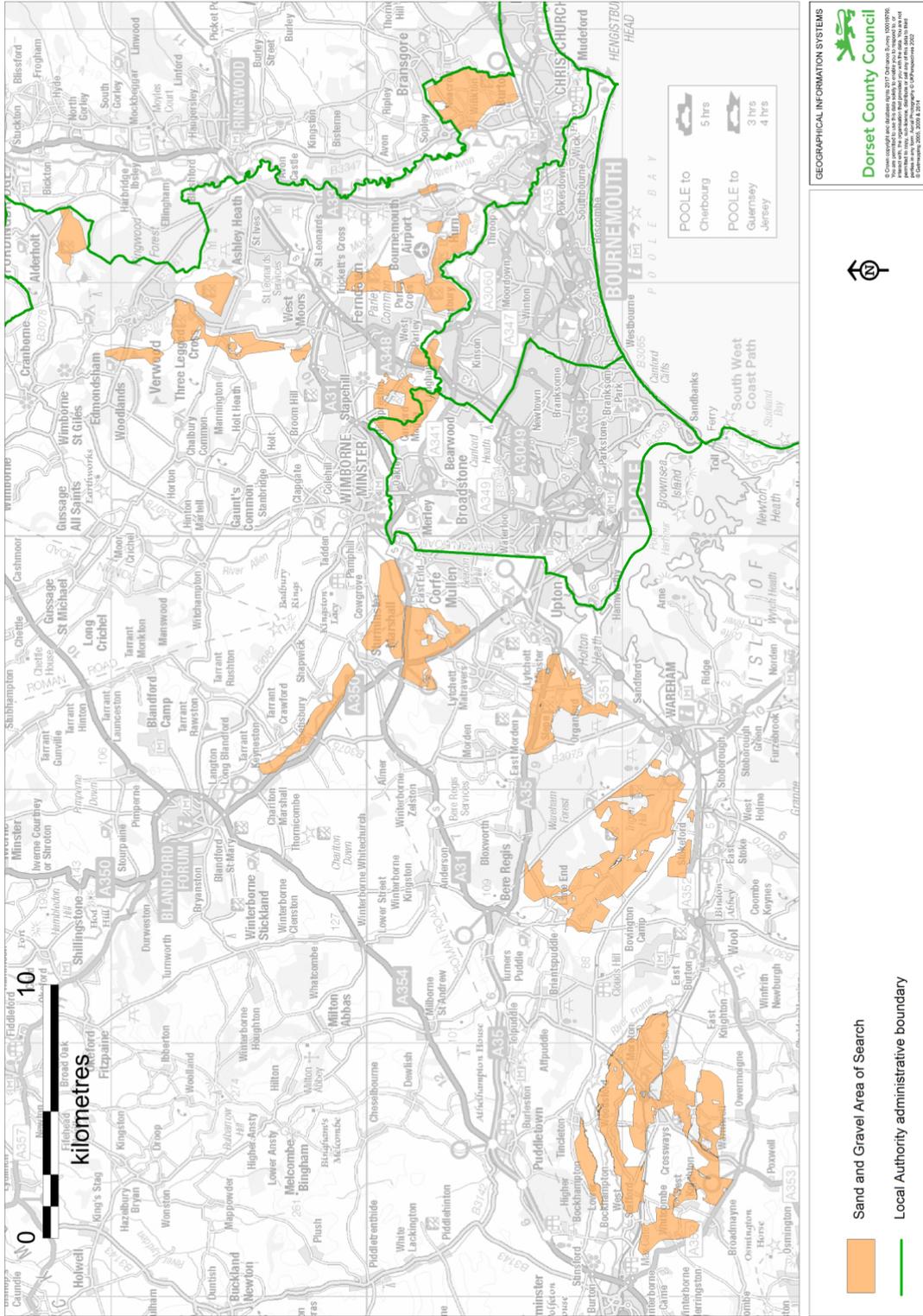
Sites will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of European and Ramsar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

Policy MS-2: Unallocated Sand and Gravel Sites

A. Proposals for sand or gravel extraction from unallocated sites within the Superficial and Bedrock Aggregate Resource Blocks, as shown on the Policies Map, will only be permitted where they meet all of the following criteria:

- i. There is a demonstrable shortfall in supply (determined through assessing the size of the landbank and the existing and/or projected level of demand), particularly if a site proposal contributes to meeting a shortfall in a specific type of aggregate; or unless it involves prior extraction of sand and gravel in advance of non-mineral development where this would avoid the permanent sterilisation of safeguarded minerals;
- ii. The proposed development would not delay or otherwise prejudice (including through causing or resulting in unacceptable cumulative impacts) the development of allocated or permitted site(s) particularly where these have the potential to produce the same specific type of aggregate mineral and which would serve the same geographic market;
- iii. In all cases any adverse impacts must be mitigated to the satisfaction of the Mineral Planning Authority;
- iv. Sites will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of European and Ramsar sites either alone or in combination with other plans or projects; and
- v. Applications for sites proposed for development which lie within an Aerodrome Safeguarding Area, as defined on the Policies Map, must undertake, in consultation with the relevant airport, and submit an Aviation Impact Assessment. (MM 11)

Aggregates Area of Search



3.2 Crushed Rock

Background and Policy Context

3.18 The majority of the quarries/mines which produce crushed rock sold for aggregate use are located on Portland. These quarries primarily produce dimension stone and the crushed rock is produced as a secondary aggregate or by-product from the crushing of unwanted stone remaining after dimension stone has been taken. Crushed rock is also produced by extracting and crushing the Cherty Series, found at the base of the beds used for dimension stone. Swanworth Quarry in Purbeck is the only quarry outside Portland with permission for the production of crushed rock. The majority of the stone produced is crushed and sold as aggregate or as armour stone for coastal protection.

3.19 In 2011 the Minerals Strategy conservatively identified the crushed rock landbank as around 13 million tonnes, which at the time was in excess of 48 years. No new crushed rock quarries were required during the plan period of the Strategy.

3.20 The size of the Portland crushed rock landbank is difficult to determine accurately. Not all of the waste stone already available, or to be produced from existing quarries or existing/future mines, will be crushed. Similarly, not all the Cherty Series rock on Portland will be accessed and removed to be crushed. The crushed rock landbank has the potential to be significantly reduced due to decisions made relating to dimension stone production and the associated relinquishment of permitted areas that could have been used for crushed rock production.

3.21 There are benefits in having more than one source of crushed rock within the Plan area, and in recognition of this, Policy AS3 of the Minerals Strategy permits new sites in exceptional circumstances for the processing and production of crushed rock, including where development would enable a sustainable supply of mineral close to the market.

Current permitted sites

3.22 At the end of 2016, the permissions under which the following active stone quarries or mines operated also included permission for the production of crushed rock:

- a. Swanworth Quarry, Worth Matravers, Purbeck
- b. Coombefield, Portland
- c. Perryfield, Portland
- d. Broadcroft, Portland
- e. Inmosthay Quarry, Portland
- f. Admiralty Quarry, Portland

3.23 At a conservative estimate, crushed rock reserves remain at around approximately 14 million tonnes, but this figure could fall to around 11 million tonnes with future constraints. This provides a landbank of around 60 years or 47 years respectively (at the rate of production of the 10 year average figure for 2007-2016, which was 230,000 tonnes per annum). Both are beyond the required 10 year land bank and beyond the life of the Mineral Sites Plan, indicating that no new sites are required during the life of the Plan.

Future provision

3.24 Swanworth Quarry in Purbeck supplies crushed rock to south-eastern Dorset, Bournemouth and Poole. It is an important source of crushed rock, supplying approximately half of the Dorset annual total. It provides an alternative source of crushed rock to the Portland quarries, or Mendip quarries. In terms of reducing distances to be travelled, it is considered to offer a more sustainable source of construction aggregate for the Poole and Bournemouth markets.

3.25 ~~It is also questionable whether the Portland suppliers would have the capacity or desire to double their output to maintain supply, should Swanworth cease production – as is due to happen by 2024. (AM8)~~

3.26 However, the existing Swanworth quarry and proposed extension are within the Dorset Area of Outstanding Natural Beauty (AONB). The National Planning Policy Framework requires that mineral planning authorities refuse permission for major developments in Areas of Outstanding Natural Beauty, except in exceptional circumstances and where it can be demonstrated that such quarries are in the public interest ⁽⁹⁾. **(AM9)**

3.27 The Mineral Planning Authority has taken into consideration the great weight given in national policy to the conservation of landscape and scenic beauty along with the economic, spatial and sustainability benefits provided by this quarry and the great weight also given in the National Planning Policy Framework to the benefits of the mineral extraction, including to the economy ⁽¹⁰⁾. **(AM10)**

3.28 It is recognised that landscape and visual impact is a key issue for future development at this site and would have to be fully addressed in any proposals, mitigating all impacts to the satisfaction of the Mineral Planning Authority.

3.29 In recognition of the benefits of maintaining an alternate source of crushed rock in Dorset, Policy MS-3 allocates an extension to Swanworth Quarry, providing approximately 2.0 million tonnes of crushed rock. The proposed extension is shown on Inset Map PK-16 in Appendix 1 and in Figure 3 below.

3.30 Proposals to develop this allocation should demonstrate that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.

9 National Planning Policy Framework, paragraph ~~146~~ 172 (February 2019 March 2012, Ministry of Housing, Department for Communities and Local Government)

10 National Planning Policy Framework, paragraph ~~144~~ 205 (February 2019 March 2012, Ministry of Housing, Department for Communities and Local Government)

Site MS3: Swanworth Quarry Extension

Policy MS-3: Swanworth Quarry Extension

An extension to Swanworth Quarry in Purbeck (PK16 - ~~see Submission Policies Map - Inset 11~~ as identified on the Policies Map) is allocated to contribute to the adequate and steady supply of crushed rock.

Any proposal for the development of this allocation must address the development ~~considerations guidelines~~ set out for the site in Appendix A, with particular emphasis on landscape and visual impacts on the Area of Outstanding Natural Beauty as well as any other matters relevant to the development of the allocation, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

Should the proposed development result in adverse landscape and visual impacts that cannot be avoided or adequately mitigated, compensatory environmental enhancements will be required to offset the residual landscape and visual impacts. (MM12.1)

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

3.3 Recycled Aggregate

Background and Policy Context

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

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

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

3.34 Existing sites (both permanent and temporary), including mobile crushing facilities associated with construction work, and other sites that may come forward through the planning application process to be determined in accordance with the development management policies of the Minerals Strategy will all contribute to the provision of recycled aggregates in Bournemouth, Christchurch, Poole and Dorset ~~and Poole (AM11.1)~~.

Current sites

3.35 At the end of 2016, the following sites had permission for the processing of recycled aggregates, although not all were operational:

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

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

Recycled aggregates - allocated site

3.37 No new sites for recycled aggregate production are allocated through the Mineral Sites Plan.

3.38 Two existing recycling operations - White's Pit and Canford Recycling Washing Plant, both at Canford Heath in Poole - have been consolidated to improve the efficiency and effectiveness of the resultant operation. The merged operation is the single largest producer of recycled aggregates in the Plan area. It includes a washing plant, enabling the crushed material to be washed as part of the recycling and sorting process. This adds value to the recycled product and makes it suitable for a wider range of uses than material that has only been crushed.

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

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

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

3.41 The consolidated operation at White's Pit is allocated in Policy MS-4 below and shown in Figure 4 and Inset Map RA-01 in Appendix A.

3.42 The ongoing use of this site should ensure that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.

Site MS4: Site for the provision of recycled aggregate

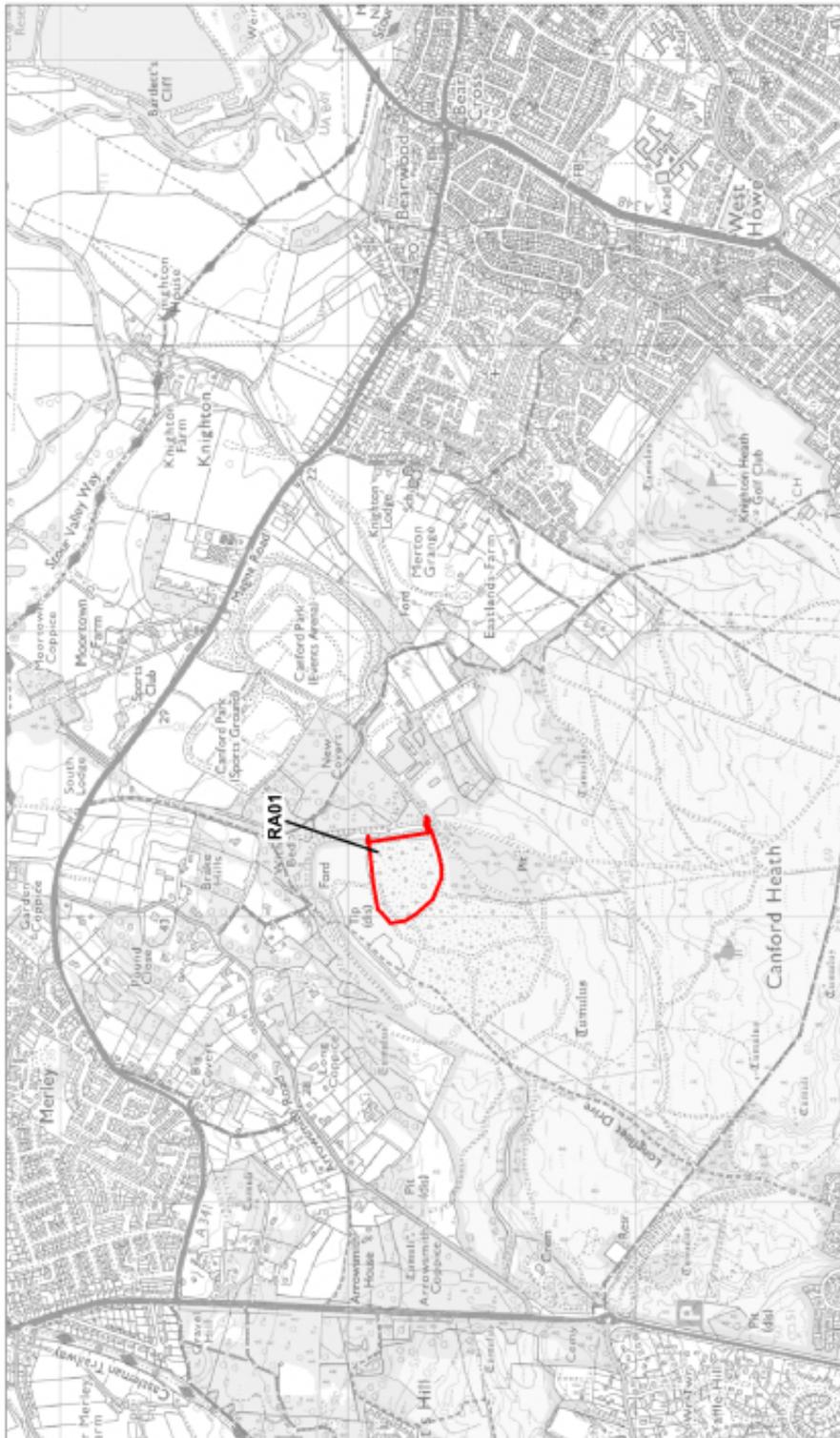
Policy MS-4: Site for the provision of recycled aggregate

Land at White's Pit in Poole (RA-01 - ~~see Submission Policies Map - Inset 8 as identified on the Policies Map~~) is suitable for aggregates recycling and will make a significant contribution to the steady supply of recycled aggregate.

The use of this site for the production of recycled aggregates, whether through consolidation of existing operations or by other means, shall not result in any net increase in adverse impact upon the openness of the Green Belt.

All relevant development ~~guidelines considerations~~ (AM11), including those set out in Appendix A, must be fully addressed and any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

In addition, it must be demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from the ongoing development of this site would not adversely affect the integrity of European and Ramsar sites, either alone or in combination with other plans or projects.



Allocated Recycled Aggregate Site



Site allocated in the Bourne-mouth, Christchurch, Poole and Dorset Mineral Sites Plan

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3.4 Ball Clay

Background and Policy Context

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

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

3.45 Although there is no requirement to provide for a landbank for ball clay, the Minerals Strategy supports a steady supply to ensure provision of the range of grades demanded by the industry. It is expected that this supply will come from existing sites, sites allocated through the Mineral Sites Plan and unallocated sites proposed for development through the policies of the Minerals Strategy 2014, particularly Policy BC1, which states that the Mineral Planning Authority will aim to provide for up to 2.5 million tonnes of ball clay up to 2028 and sets out a series of criteria which must be met for permission to be granted for the development of new sites.

3.46 The Minerals Strategy (paragraph 8.40) notes that there is currently no evidence to show that an adverse effect on the integrity of European and Ramsar sites resulting from future ball clay development is a real possibility. However, it is acknowledged that the situation may arise in the latter part of the plan period where work being carried out to identify new sites may require application of the tests of Article 6 (4) of the Habitats Directive, as acknowledged in Policy BC1 of the Minerals Strategy.

Current Sites

3.47 Within Dorset there are currently five active extraction sites:

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

Ball clay – allocated sites

~~3.48 Significant investment is needed to undertake the complex geological investigation and environmental assessments required to allocate sites and therefore the Mineral Sites Plan is unlikely to identify sufficient sites to allow provision to be maintained at a level of 250,000 tonnes per annum during the plan period.~~

~~3.49 However, the Minerals Strategy 2014 contains a suite of policies to assess planning applications as they come forward and these, together with existing and allocated sites, are expected to provide the flexibility to allow ball clay to be delivered throughout the plan period. If the industry is unable to come forward with sustainable sites then there may be a need to review the Plan and the level of provision being planned for. The supply of ball clay will be monitored to ensure that provision is maintained. In support of this approach, the following site extension at Trigon Hill is allocated:~~

~~3.50 Proposals to develop this allocation should demonstrate that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.~~

Policy MS-5: Site for the provision of Ball Clay

The following extension to an existing site is allocated to contribute to the supply of ball clay, provided that the applicant can demonstrate that the proposal is in accordance with the development plan:

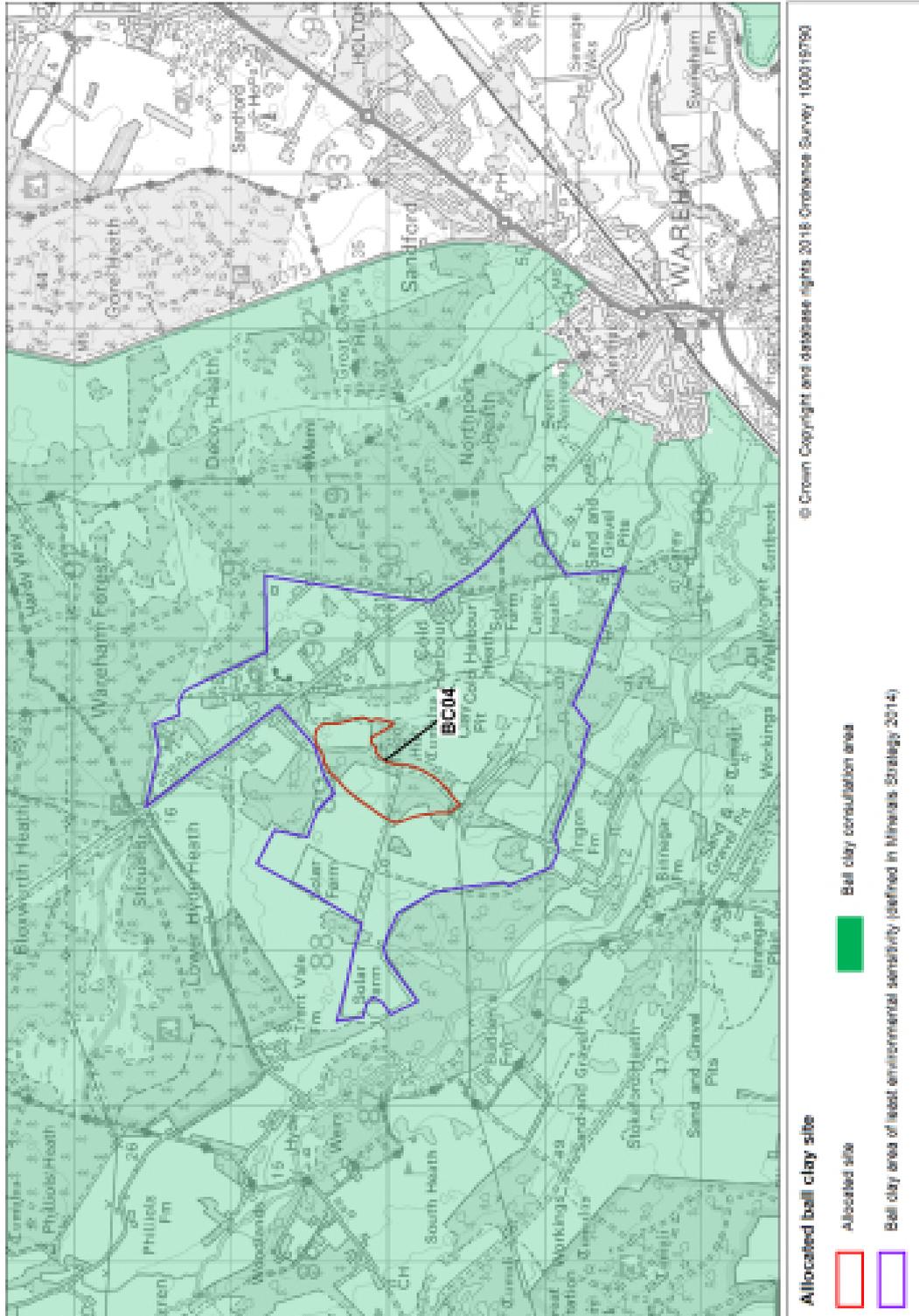
- i. Trigon Hill Extension, Wareham - (BC-04 - see Submission Policies Map - Inset 5)

Any proposals for the development of this allocation must address the development considerations set out in Appendix A, as well as any other matters relevant its development, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority:

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

Habitats Regulation Assessment 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 in order for any development to take place. **(MM 13)**

Figure 1



Map to be deleted (MM 13)

3.5 Purbeck Stone

Background and Policy Context

3.51 Purbeck Stone is a natural limestone, recognised nationally as an important building stone. Current quarrying is generally confined to the Purbeck Plateau, an area of about 10km² between Swanage in the east and Kingston in the west, and mostly south of the B3069 which joins the two. This is an area of significant environmental quality, entirely within an Area of Outstanding Natural Beauty and partly within the Heritage Coast, and in an area important for tourism. The Jurassic Coast World Heritage Site lies to the south of the Plateau.

3.52 Purbeck Stone has been quarried for many centuries and the Minerals Strategy 2014 proposes to continue this by providing for some 20,000 tonnes of Purbeck Stone per year. This will be achieved through a combination of existing sites, allocated sites and, under certain circumstances, new (unallocated) sites from within the Purbeck Stone Area of Search identified within the Minerals Strategy 2014.

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

3.54 The Minerals Strategy *through Policy PK-1 Provision of Purbeck Stone (AM12)* ⁽¹¹⁾ commits to the provision of at least 20,000 tonnes per annum of saleable Purbeck Stone (excluding Burr and Purbeck Marble), from a range of sources, including:

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

Current Sites

3.55 At the end of ~~2016-2017~~, ~~13 Purbeck Stone quarries had planning permission~~, the following Purbeck Stone quarries were active:

- i. ~~Downs Quarry, Worth Matravers~~
- ii. ~~Downs Quarry Extension, Worth Matravers (AM7)~~
- iii. ~~South Downs Quarry, Worth Matravers~~
- iv. ~~Quarry 4, Acton, Langton Matravers~~
- v. ~~Landers and Fratton Quarry, Worth Matravers~~
- vi. ~~Belle Vue Quarry, Swanage~~
- vii. ~~Southard Quarry, Swanage~~
- viii. ~~St. Aldhelms Quarry, Worth Matravers~~

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

- ix. ~~California Quarry, Swanage~~
- x. ~~Blacklands Quarry, Langton Matravers~~
- xi. ~~Keates Quarry, Langton Matravers~~
- xii. ~~Homefield 1, Langton Matravers~~
- xiii. ~~Homefield 2, Langton Matravers~~ **(AM13)**

Allocated sites

3.56 Policy MS-~~6~~ **5** below sets out the new allocations, to assist in maintaining the supply of stone. Proposals to develop these allocations should demonstrate that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.

New Paragraph A number of the existing Purbeck Stone sites, including service yards, lie in close proximity to one another. There is a potential for cumulative impacts with the development of the allocations identified through this Plan. Most of the allocations are extensions of existing sites, reducing the potential for cumulative impacts as they are developed. However, the issue of cumulative impacts must be carefully considered as part of the detailed assessment associated with a planning application for any of these allocations, and appropriate mitigation identified and implemented. **(MM14)**

Site MS5: Sites for the provision of Purbeck Stone

Policy MS-6 5: Sites for the provision of Purbeck Stone

An adequate and steady supply of Purbeck Stone will be maintained through a combination of the following:

1. The continued provision of stone from ~~the~~ remaining permitted reserves ~~at the following sites:~~
 - a. ~~Downs Quarry, Worth Matravers~~
 - b. ~~South Downs Quarry, Worth Matravers~~
 - c. ~~Quarry 4, Acton, Langton Matravers~~
 - d. ~~Landers and Fratton Quarry, Worth Matravers~~
 - e. ~~Belle Vue Quarry, Swanage~~
 - f. ~~Southard Quarry, Swanage~~
 - g. ~~St. Aldhelms Quarry, Worth Matravers~~
 - h. ~~California Quarry, Swanage~~
 - i. ~~Blacklands Quarry, Langton Matravers~~
 - j. ~~Keates Quarry, Langton Matravers~~
 - k. ~~Homefield 1, Langton Matravers~~
 - l. ~~Homefield 2, Langton Matravers~~

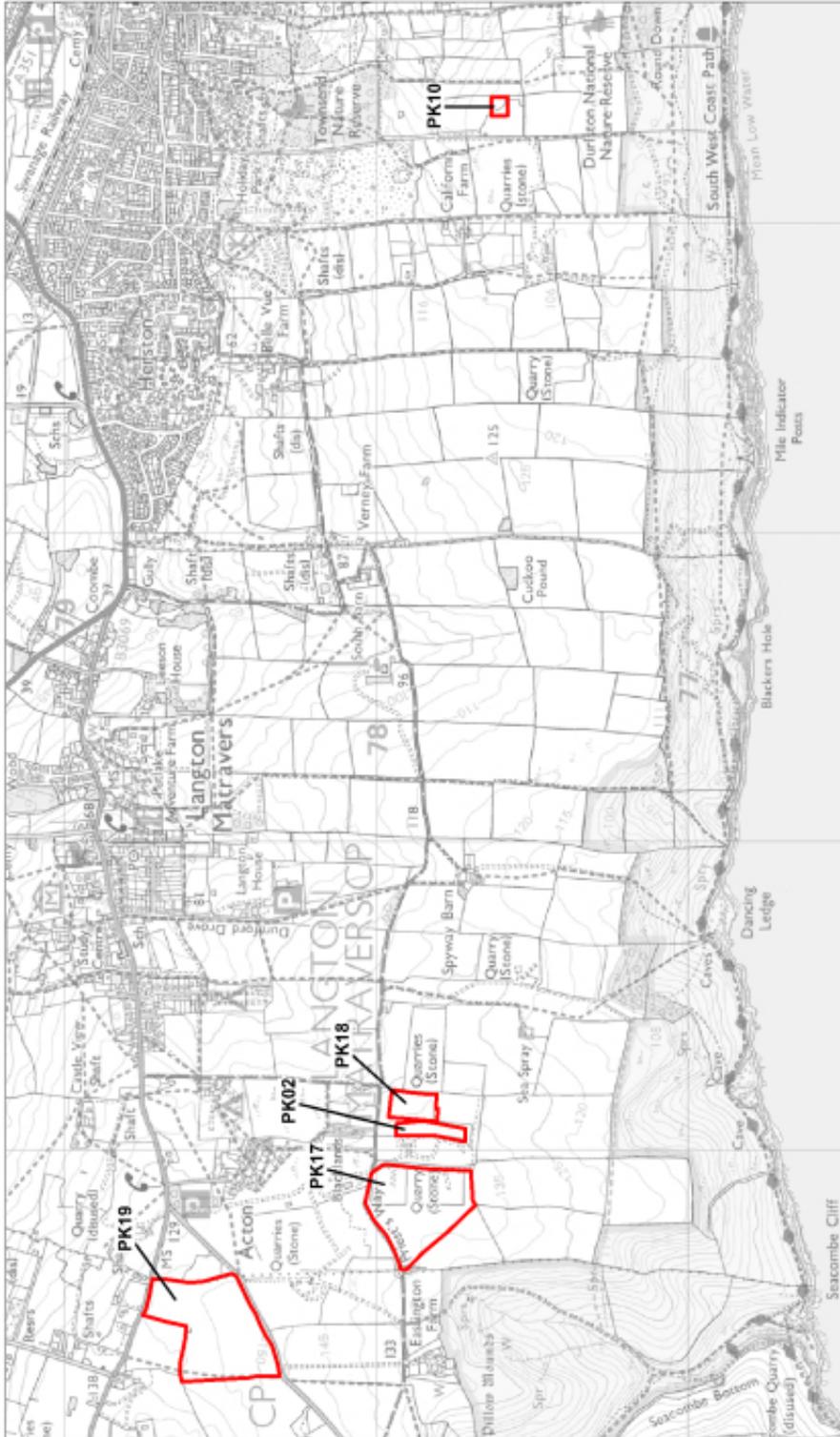
2. The provision of stone from the following allocations of new sites and extensions to existing sites, as shown on the Policies Map, provided that the applicant can in each case demonstrate that the proposal is in accordance with the development plan:
 - a. PK02 Blacklands Quarry Extension, Langton Matravers (~~PK-02 – see Submission Policies Map – Inset 16~~)
 - b. PK10 Southard Quarry, Swanage (~~PK-10 – see Submission Policies Map – Inset 18~~)
 - c. ~~Downs Quarry Extension, Langton Matravers (PK-15 – see Submission Policies Map – Inset 12)~~
 - d. PK17 Home Field, Acton (~~PK-17 – see Submission Policies Map – Inset 15~~)
 - e. PK18 Quarry 4 Extension, Acton (~~PK-18 – see Submission Policies Map – Inset 17~~)
 - f. PK19 Broadmead Field, Langton Matravers (~~PK-19 – see Submission Policies Map – Inset 14~~)
 - g. ~~Gallows Gore, Harmans Cross (PK-21 – see Submission Policies Map – Inset 13)~~

Any proposals for the development of these allocations must address the development guidelines set out for each site in Appendix A, with particular emphasis on landscape and visual impacts on the Area of Outstanding Natural Beauty, as well as any other

matters relevant to the development of the allocations, and demonstrate that any adverse impacts, including cumulative impacts, will be mitigated to the satisfaction of the Mineral Planning Authority.

Proposals for development of these allocations will only be considered where it has been demonstrated that possible effects (including those related to hydrology, displacement of recreation, species, proximity, land management and restoration) that might arise from their development would not adversely affect the integrity of European and Ramsar sites, either alone or in combination with other plans or projects. **(MM15)**

Map - updated: removal of PK15 and PK21; amend PK02 Blacklands Quarry following recent permission (MM16)



Allocated Purbeck Stone Sites



Site allocated in the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan

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Home Field and Broadmead Field

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

3.58 It is not proposed that the whole of Home Field or Broadmead Field would be quarried in a single operation. The National Trust control new quarrying activities on their estate carefully to emulate historic working patterns and minimise impacts and any new quarry operation within either of these allocated areas would be similarly managed.

3.59 It is expected that within these allocations an individual permission would be restricted to a 1ha plot, with a total production of some 40,000 tonnes of saleable stone and a maximum output of no more than 2,000 tonnes per annum. At this rate of production approximately 1,000m² metres will be worked every two years and the 1 ha site would have a life of approximately 20 years.

3.60 There are already two permitted quarries within Home Field and one at Broadmead.

3.6 Other Building Stone

Background and Policy Context

3.61 In addition to Purbeck and Portland stone, there are a number of other building stones - limestones and sandstones - found and worked in Dorset. Most of the various limestones that outcrop in north and west Dorset, along with sandstones in north, west and east Dorset, have been quarried and used as local building materials at some point.

3.62 The Minerals Strategy recognises that quarrying of local stone is important to maintain the character of local buildings and settlements and supports the extraction of further reserves of building stone. Policy BS 1 of the Minerals Strategy 2014 is intended to facilitate the small-scale supply of building stone for specific purposes and supports proposals for new, small-scale building stone quarries, provided certain criteria are met. There is no set target for the amount of other building stone that will be produced annually.

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

Current Sites

3.64 At the end of ~~2016-2017, there were eight active building stone quarries. the following building stone quarries were active:~~

- i. ~~Goombe Farm Quarry, Beaminster (Inferior Oolite)~~

- ii. ~~Frogden Quarry, Castleton (Inferior Oolite)~~
- iii. ~~Whithill Quarry, Castleton (Forest Marble)~~
- iv. ~~Whiteways Lane Quarry, Marnhull (Todber Freestone)~~
- v. ~~Redlands Quarry, Todber (Todber Freestone)~~
- vi. ~~Oddens Quarry, Abbotsbury (Osmington Oolite)~~
- vii. ~~Manor Farm Quarry, Melbury Abbas (Melbury Sandstone)~~

~~3.65 A new site, West Melbury Farm, Melbury Abbas, was approved in January 2017 (AM14).~~

Allocated sites

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

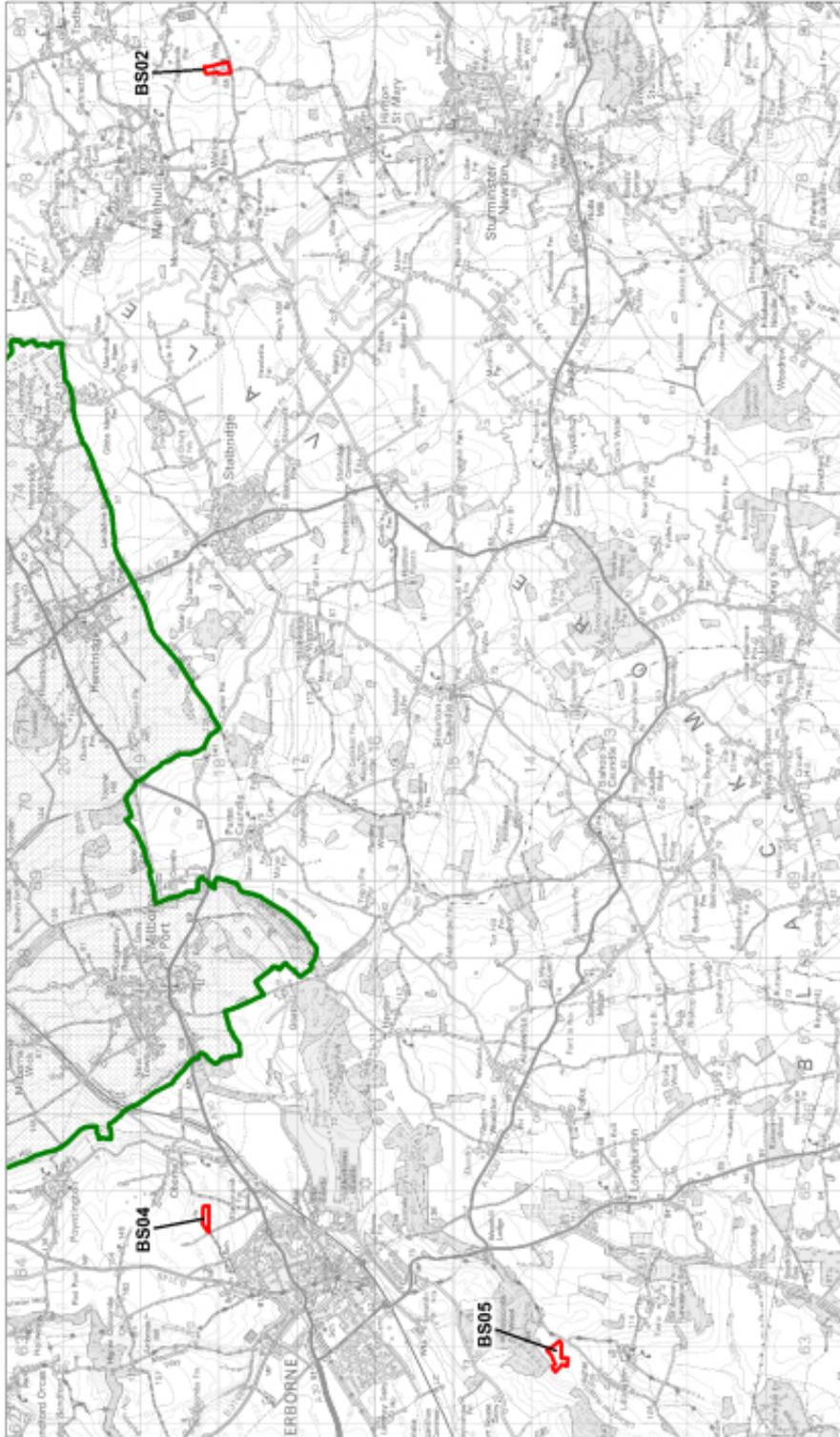
Site MS6: Sites for the provision of other building stone (excluding Portland and Purbeck stone)

Policy MS-7 ~~6~~: Sites for the provision of other building stone (excluding Portland and Purbeck stone)

The following extensions to existing sites, ~~as identified on the Policies Map~~, are allocated, ~~provided that the applicant can in each case demonstrate that the proposal is in accordance with the development plan~~, to contribute to the supply of building stone:

- i. ~~BS02 Marnhull Quarry, Marnhull (producing Todber Freestone) (BS-02 -- see Submission Policies Map -- Inset 21)~~
- ii. ~~BS04 Frogden Quarry, Osborne (producing Inferior Oolite) (BS-04 -- see Submission Policies Map -- Inset 20)~~
- iii. ~~BS05 Whithill Quarry, Lillington (producing Forest Marble) (BS-05 -- see Submission Policies Map -- Inset 19)~~

Any proposal for the development of any of these allocations must address the development ~~guidelines considerations~~ set out for each site in Appendix A, as well as any other matters relevant to the development of each proposed allocation, and demonstrate that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority. ~~(MM17)~~



Allocated Building Stone Sites

 Site allocated in the Bourne mouth, Christchurch, Poole and Dorset Mineral Sites Plan

 Administrative boundary

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4 Puddletown Road Area Policy

4 Puddletown Road Area Policy

Puddletown Road Area - Background and Context

4.1 The Puddletown Road and surrounding areas comprise primarily a ridge of free-draining, acidic sands and gravels, capable of supporting heathland and acid grassland. Lowland heathland and acid grassland are important both nationally and internationally, and remaining heathland is often protected both for its rarity as a habitat and for the species it supports. However the geology that supports the heathland is also in demand for extraction and use as construction aggregate, and the Puddletown Road area contains a concentration of existing and former mineral workings. Potential exists in this area for future mineral workings. *This quarrying, both past and future, provides an opportunity to carry out landscape scale management and restoration.* (AM15)

4.2 Puddletown Road is a Strategic Nature Area on the South West Nature Map ⁽¹²⁾ and lies within the Wild Purbeck Nature Improvement Area ⁽¹³⁾. Nature After Minerals (NAM), a Royal Society for the Protection of Birds (RSPB) led partnership, has identified Puddletown Road as a key area for lowland heathland restoration, with potential to make a significant contribution to priority habitat restoration targets and rebuild lost heathland heritage.

4.3 The Bournemouth, Dorset and Poole Minerals Strategy 2014 provides the policy basis for the control of development, restoration and aftercare of individual mineral sites. However in some cases there is a need for the co-ordinated management of the landscape at a wider scale, both during development and in the longer-term after restoration and aftercare are completed. This will not only create a coherent and resilient ecological network ⁽¹⁴⁾ linking restored sites with neighbouring areas of nature conservation interest but will provide for continuity of long term management.

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

4.5 The Mineral Sites Plan designates the Puddletown Road Policy Area, as illustrated in Figure 8 and defined on the Policies Map. Within this area, a long-term and coordinated approach to development, restoration and management can be achieved. The spatial extent of the policy area is based on the Heath/Forest Mosaic Landscape Type ⁽¹⁵⁾, modified by local considerations and the likelihood of future quarrying.

4.6 Management and restoration will be in line with the management guidelines set out for the Heath/Forest Mosaic Landscape Type. The policy will rely upon partnership working to secure effective delivery since there are a number of permitted and working sites in the area

12 <http://www.biodiversitysouthwest.org.uk/nmap.html>

13 https://www.dorsetwildlifetrust.org.uk/wild_purbeck_nia.html

14 Para. ~~170d-9~~, NPPF (~~DGLG: 2012-MHCLG February 2019~~) (AM16)

15 <https://mapping.dorsetforyou.gov.uk/landscape/lmgDetail/3>

already. However, it is in the interests of operators and land owners to cooperate to ensure that possible future working along with the phasing and restoration of all sites can be considered in a comprehensive manner.

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

4.8 Any development, restoration, management or other activities relating to the implementation of this policy should demonstrate that there will be no adverse effects on the integrity of European and Ramsar sites. These effects are fully discussed in Policy DM5 of the Bournemouth, Dorset and Poole Minerals Strategy 2014 and the supporting text of that policy, which should be read in conjunction with this Plan.

Site MS7: Puddletown Road Area Policy

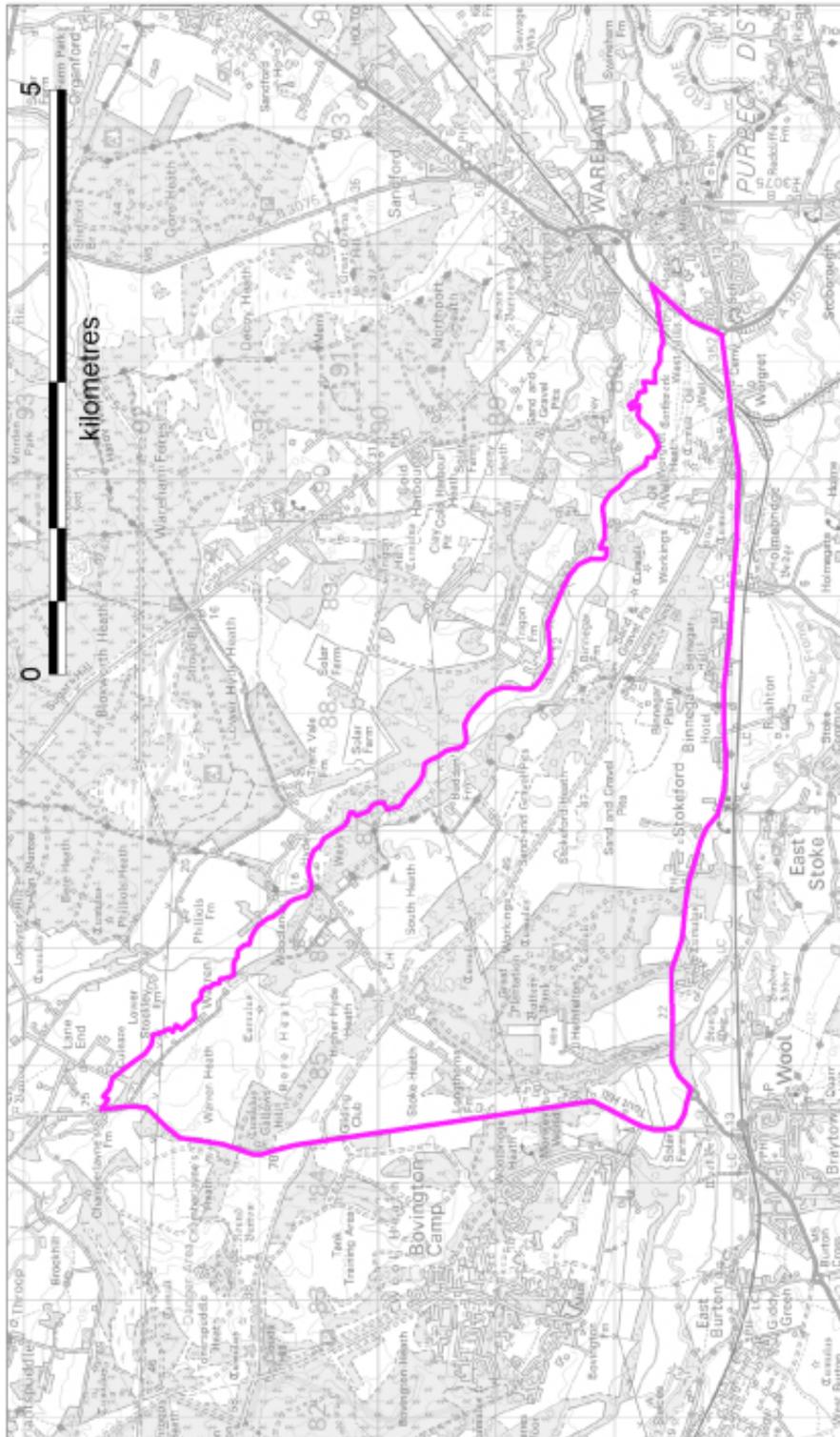
Policy MS-~~8~~7: Puddletown Road Area Policy

Within the Puddletown Road Area as shown on the Policies Map and in Figure 8, the Mineral Planning Authority will work with operators, landowners, Natural England and the Local Nature Partnership to secure a consistent and coordinated approach to the development, working and restoration of land permitted for mineral development.

This consistent and coordinated approach will:

- i. create a coherent and resilient ecological network, with primary emphasis on restoration of heathland and acid grassland;
- ii. support the management objectives of the Heath/Forest Mosaic Landscape Type;
- iii. avoid or minimise adverse transport, environmental or amenity impacts arising from mineral workings;
- iv. maximise opportunities for biodiversity gains, including through effective and timely restoration of lowland heath and associated habitats and linking restored sites with areas of nature conservation interest;
- v. secure cost-effective and long-term aftercare and management;
- vi. meet environmental and compatible recreational objectives in the area.
- vii. provide landowners/developers with the opportunity to cooperate over the detailed design and implementation of restoration and/or future development proposals (MM19)

Development, restoration, management or other activities will only be undertaken where it can be demonstrated that any possible effects that might result will not adversely affect the integrity of European and Ramsar sites, either alone or in combination with other plans or projects.



Puddletown Road Policy Area

 Area of Puddletown Road Policy

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5 Safeguarding

5 Safeguarding

Background and Policy Context

5.1 Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs⁽¹⁶⁾. As minerals can only be worked where they are found, the National Planning Policy Framework (NPPF)⁽¹⁷⁾ requires Mineral Planning Authorities to ‘safeguard’ or protect mineral resources, together with the infrastructure required to extract, process and transport them, from needless sterilisation by non-mineral development in order to secure the future long term supply of minerals.

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

5.3 The NPPF⁽¹⁸⁾ requires ~~the following to be safeguarded~~ safeguarding of existing, planned and potential sites for:

- i. the bulk transport, handling and processing of minerals
- ii. the manufacture of concrete products
- iii. the handling, processing and distribution of substitute, recycled and secondary aggregate material

~~i. existing, planned and potential rail heads~~

~~ii. rail links to quarries~~

~~iii. wharfage and associated storage~~

~~iv. handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials~~

~~v. existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. (AM18)~~

16 National Planning Policy Framework paragraph 203 (MHCLG February 2019) 142-DGLG: 2012

17 National Planning Policy Framework paragraph 203, 204 and 208 (MHCLG February 2019) 143, 3rd and 4th bullet points (DGLG: 2012) (AM17)

18 National Planning Policy Framework - paragraph 204 (e) (MHCLG February 2019) 143-DGLG: 2012 (AM 9)

Protecting the undeveloped mineral resource

5.4 The Minerals Strategy 2014, through Policies SG1 and SG2, safeguards the undeveloped mineral resource. Policy SG2 of the Minerals Strategy 2014 requires districts/boroughs in Dorset to consult the mineral planning authority on development proposals within the *designated* Mineral Safeguarding Area/Mineral Consultation Area meeting the following criteria (**AM18.1**):

- i. Any new built development proposed within the mineral consultation area, or
- ii. Any material change in the use of land, or
- iii. Any extension of and/or change to the curtilage of a property within the mineral consultation area

5.5 *When the Minerals Strategy was prepared and adopted, Bournemouth and Poole were unitary authorities. They were the determining authorities for both mineral and non-minerals development and as such were able to assess potential impacts of non-minerals development around mineral sites. The rest of Dorset operated as a two-tier planning authority system, comprising Dorset County Council and six Districts/Boroughs. The County Council was the Mineral Planning Authority and under Policy SG2 of the Minerals Strategy the Districts/Boroughs consulted the Mineral Planning Authority regarding mineral safeguarding matters.*

5.6 *As of 1 April 2019 the former local authorities in this area have been replaced by the two new unitary authorities of Bournemouth Christchurch and Poole Council (BCP) and Dorset Council. Being unitary authorities, BCP and Dorset Council are the Local Planning Authorities for both mineral and non-mineral development. Each Council will therefore be able to assess potential impacts of non-mineral development within the designated Mineral Safeguarding Area/Mineral Consultation Area as part of determination of relevant planning applications.*

Preventing land use conflict

5.7 Policy SG3 of the Minerals Strategy safeguards existing mineral sites, including related infrastructure. However, this was a generic approach to site and infrastructure safeguarding and did not identify the specific sites to be safeguarded, nor did it establish a consultation area around each site to protect against encroachment from non-mineral uses. Such encroachment of incompatible activities around mineral developments can lead to conflicts, potentially imposing constraints and reducing the viability of future mineral operations. Establishing consultation areas between mineral developments (including both permitted, and allocated but not yet permitted, sites) and incompatible (non-mineral) activities can prevent encroachment and reduce the potential for land use conflict and adverse impacts.

5.8 The mineral sites (including sites allocated through this Plan) and infrastructure safeguarded under Policy SG3 of the Minerals Strategy are listed and mapped in Appendix B, and illustrated in Figure 9 below. **This list is only accurate at the time the Plan is**

adopted. It will be updated regularly through monitoring of the Minerals Strategy and Mineral Sites Plan. The Safeguarding Map is available to view online via Dorset Explorer (www.dorsetforyou.com/mineral-sites).

New Paragraph The Bournemouth, Dorset and Poole Minerals Strategy 2014 notes that the only brick clay resource to be safeguarded is the Wealden Clay resource around the existing Swanage Brickworks. Specifically, a limited area west of the brickworks is safeguarded to ensure the availability of future supplies (see paragraph 14.5 and Figure 28 of the Minerals Strategy 2014). However, this area does not yet have planning permission, neither is it formally proposed for allocation through the Mineral Sites Plan. Swanage Brickworks as an existing minerals site is safeguarded and included in Appendix B. For the avoidance of doubt, the site safeguarded through the Mineral Sites Plan is taken to include this area to the west of the brickworks which has been specifically identified and safeguarded through the Minerals Strategy 2014. (MM20)

5.9 To minimise land-use conflict, Policy MS- ~~89~~ establishes a 250 metre consultation area around each *minerals* site. ~~Where proposals for development come forward within the consultation area, the Local Planning Authority (BCP or Dorset Council) will need to consider whether or not such proposals would be likely to constrain or prevent current or potential mineral activity on the permitted/allocated mineral site. This requires local planning authorities within Dorset to consult Dorset County Council (as the Mineral Planning Authority) on development proposals within the consultation area which could affect the use of such sites and facilities, and possibly constrain mineral production or processing. The Local Planning Authority County Council may advise come to the view that development should not be permitted if it would constrain the effective operation of existing sites, or future use of land or associated infrastructure identified for mineral use.~~

~~**5.10** Bournemouth and Poole as unitary authorities are determining authorities for both mineral and non-minerals development and will be able to assess potential impacts of non-minerals development around mineral sites.~~

~~**5.11** To avoid the need for consultation on Some minor forms of development that is are unlikely to constrain future mineral working or have already been allocated or permitted through a separate local plan. Consequently, in the interests of clarity, on development that has already been the subject of consultation, proposals the following development within the mineral safeguarding area/mineral consultation areas which conform with the following criteria around mineral sites is are exempt from Policy SG2 of the Minerals Strategy 2014 the need for consultation with the Mineral Planning Authority (AM18.2):~~

- i. development in accordance with an allocation in an adopted Local Plan;
- ii. applications for reserved matters unless consultation has specifically been requested in response to the relevant outline application;
- iii. applications for the discharge of conditions;
- iv. development within a settlement boundary defined in an adopted Local Plan;

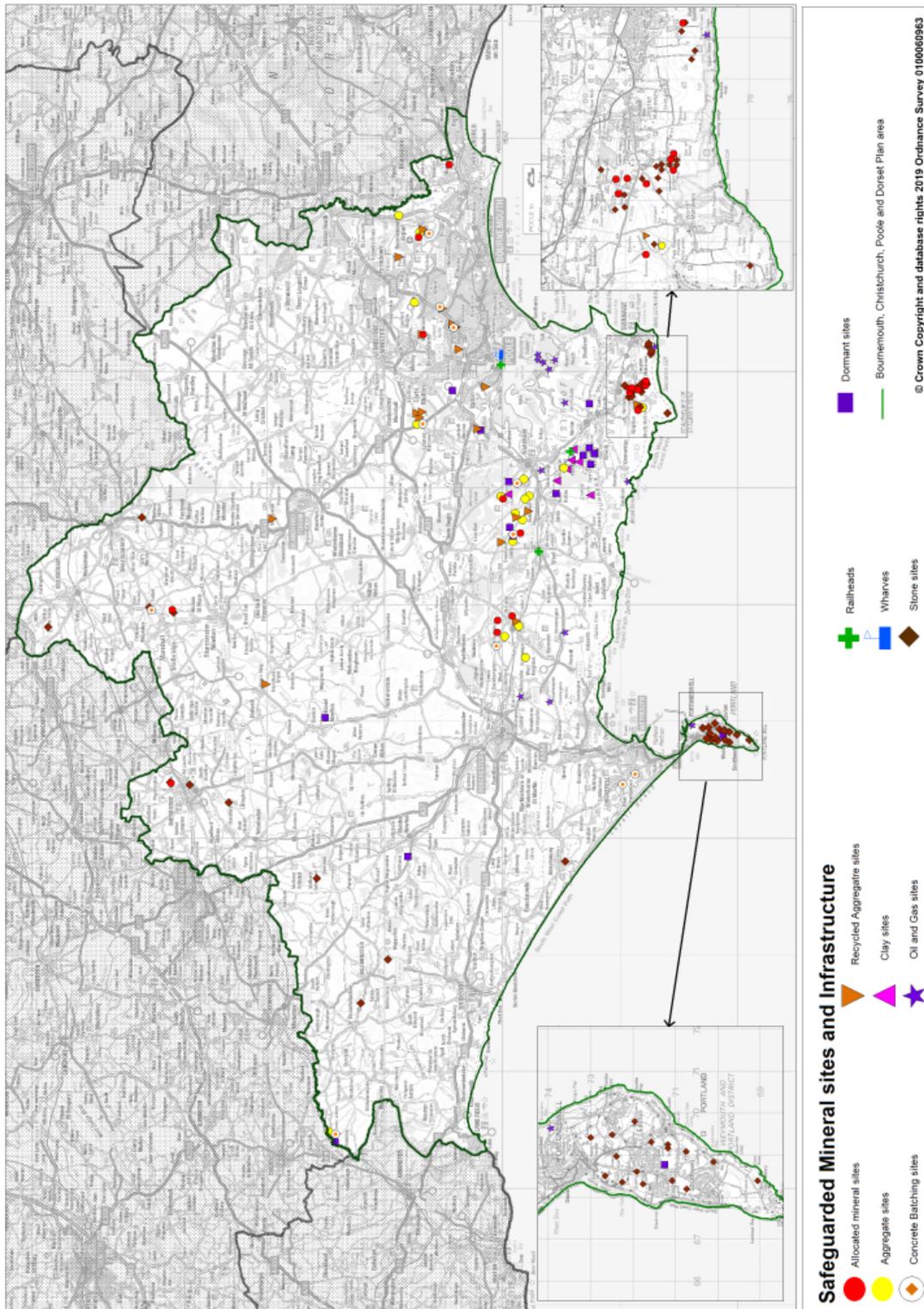
- v. householder development (i.e. the extension or other alteration of a dwelling that does not result in any increase in the number of dwellings);
- vi. applications for change of use or prior approval other than to Classes C1, C2, C2a, C3, C4 or D1;
- vii. applications for advertisement consent, listed building consent, works to trees or certificates of lawfulness;
- viii. prior notifications for forestry, agriculture or demolition;
- ix. the construction or alteration of an access or a fence or other boundary; and
- x. applications for temporary permission of up to five years, other than to Classes C1, C2, C2a, C3, C4 or D1. (MM21)

Site MS8: Preventing land-use conflict

Policy MS-98: Preventing Land-Use Conflict

The mineral sites and associated infrastructure that support the supply of minerals in Bournemouth, Christchurch, Poole and Dorset ~~Dorset and Poole~~, as listed and illustrated in Appendix B of this Plan, are safeguarded against development that could unnecessarily sterilise the sites and infrastructure, or prejudice or jeopardise their use, by creating incompatible land uses nearby. This list of safeguarded sites will be updated regularly through monitoring of the Minerals Strategy and the Mineral Sites Plan. (MM22)

Consultation areas of 250 metres are designated around safeguarded mineral sites and infrastructure. ~~District and Borough Councils within Dorset will consult the mineral planning authority on~~ The Local Planning Authority will consider proposals for non-minerals development partly or wholly within these consultation areas against the relevant safeguarding policies of the Minerals Strategy and/or the Mineral Sites Plan (AM18.2).



6 Implementation and Monitoring

6 Implementation and Monitoring

Background

6.1 Chapter 17 of the 2014 Minerals Strategy sets out the Mineral Planning Authorities' commitment and approach to ongoing monitoring of the effectiveness and efficiency of the Minerals Strategy, including the framework through which the implementation and effectiveness of the policies of the Minerals Strategy are monitored.

6.2 This chapter of the Mineral Sites Plan describes how the policies of this Plan, set out below, will be implemented and monitored.

- i. Allocation of specific mineral sites: Policies MS-1 (sand and gravel), MS-3 (crushed rock), MS-4 (recycled aggregate), ~~MS-5 (ball clay)~~, MS-~~56~~ (Purbeck stone) and MS-~~67~~ (other building stone) all allocate specific sites for future development.
- ii. ~~Allocation of an Aggregates Area of Search: Policy MS-2 allocates an aggregates area of search, with the potential for further aggregate supply if certain criteria are met.~~
Unallocated sites: Policy MS-2 sets out the conditions under which unallocated sand and gravel sites may be permitted, to provide greater flexibility of supply. (AM19)
- iii. Designation of the Puddletown Road Policy Area: Policy MS-8 designates the Puddletown Road Policy Area, seeking a coordinated and long-term approach to mineral development and land management and restoration within the Puddletown Road Policy Area.
- iv. Safeguarding: Policy MS-9 establishes a consultation area around mineral sites and infrastructure, requiring local planning authorities are required to consult the mineral planning authority over possible encroachment of non-minerals development.

Implementation

6.3 It is expected that policy implementation will be achieved primarily through submission and determination of planning applications - primarily for minerals development but also for other types of development which could have an impact on minerals development and maintaining minerals supply. Bournemouth, Christchurch, Poole and Dorset ~~and Poole~~ Councils as mineral planning authorities will determine applications for mineral development, and will monitor the ongoing development and restoration of permitted sites **(AM19.1)**.

6.4 The continuing preparation and submission of applications to achieve future minerals supply is undertaken primarily by mineral operators of the private sector - both large and small scale operators.

6.5 Bournemouth and Poole Councils, as unitary authorities, also determine non-minerals development. Within Dorset County Council, this role is performed by district and borough councils, with whom Dorset County Council will co-operate to manage the safeguarding of existing minerals development and the undeveloped mineral reserve still in the ground.

6.6 Neighbouring authorities, other parts of the private sector and regulatory and/or advisory agencies such as the Environment Agency and Natural England are also involved. The actions of these various groups/organisations may impact on the planning and development of minerals operations in the Bournemouth, Dorset and Poole area, and must be taken into consideration.

6.7 Table 1 below outlines the roles of these various organisations and groups.

Table 1 Implementation Responsibilities

Organisations/Groups	Main Mineral Related Responsibilities
<p>Mineral Planning Authority</p> <p>(Dorset County Council, Bournemouth, Christchurch and Poole Council ; Borough of Poole)</p>	<ul style="list-style-type: none"> • Prepare the Dorset Minerals Plan as part of the Minerals and Waste Development Framework • Determine planning applications for mineral <i>and non-mineral</i> development (and for non-mineral development, for Bournemouth and Poole) • Monitor and enforce the implementation of planning controls associated with mineral development • Cooperate with other Mineral Planning Authorities on cross-boundary mineral issues • Participate in the South West Aggregates Working Party
<p>Local Planning Authorities</p> <p>(Dorset's district/borough councils)</p>	<ul style="list-style-type: none"> • Have regard to the presence of mineral resources and infrastructure in developing Local Plans and determining planning applications • Consult the <i>Mineral Planning Authority Dorset County Council</i> on emerging Local Plans and development within Mineral Consultation Areas
<p>Other Mineral Planning Authorities</p>	<ul style="list-style-type: none"> • Cooperate with Dorset County Council in the development of Minerals/Local Plans and consideration of mineral planning applications with cross-boundary implications • Participate in the Aggregates Working Party
<p>Environment Agency</p>	<ul style="list-style-type: none"> • Issues and enforces environmental permits for the management of mining waste and the discharge of water, together with abstraction licences for the use of surface water and groundwater in mineral development • Responds to minerals plans, strategies and planning applications as a statutory consultee
<p>Environmental Health Officers</p> <p>(Dorset's district/borough councils)</p>	<ul style="list-style-type: none"> • Protect and improve the health and wellbeing of the public, including addressing air pollution, noise and odours • Respond to minerals plans, strategies and planning applications as a consultee

Organisations/Groups	Main Mineral Related Responsibilities
Health and Safety Executive	<ul style="list-style-type: none"> Responsible through its National Quarries Inspection Team and HM Inspectorate of Mines for enforcing the health and safety aspects of mineral working through the Quarries Regulations 1999 and Mines Regulations 2014
Marine Management Organisation	<ul style="list-style-type: none"> Responsible for licensing, regulating and planning marine activities around England and Wales, including the dredging of marine aggregates
Mineral Operators	<ul style="list-style-type: none"> Obtain and implement planning permissions for mineral development Provide data on mineral production and reserves to inform Local Aggregate Assessments and other evidence developed by the Mineral Planning Authority Aggregate mineral operators participate in the Aggregates Working Party
Aggregates Working Party	<ul style="list-style-type: none"> Undertakes data collection to facilitate planning for aggregates within its region Produces annual reports to monitor the region's aggregates production and reserves and the contribution to national supply Advises on Local Aggregate Assessments prepared by its constituent Mineral Planning Authorities
Local Liaison Groups	<ul style="list-style-type: none"> Provide a forum for scrutiny of the operation of mineral sites Membership usually comprises the site operator, parish councils, county and district councillors and officers, and the Environment Agency (AM19.2)
Non-mineral businesses, infrastructure providers and the general public	<ul style="list-style-type: none"> General activities and operations

Monitoring

6.8 The purpose of monitoring is to measure the implementation of the Plan's policies and can flag up the need to revisit the provisions of the Plan. Monitoring should aim to answer questions such as:

- i. Are sites coming forward as expected?
- ii. Are the policies contributing towards the Plan's vision and objectives, as well as the SA objectives and sustainable development as predicted?

- iii. Are mitigation measures performing as well as expected?
- iv. Are there any adverse effects? Are these within acceptable limits, or is remedial action necessary?

6.9 The approach taken to monitoring should be objective, and target-led. It is not necessary to monitor everything or to monitor an effect indefinitely - instead, monitoring should be focused on significant issues.

6.10 There is a specific requirement for the implementation of the Mineral Sites Plan to be monitored. The most appropriate way of doing this is through the Annual Monitoring Report, produced by the mineral planning authority annually. The monitoring period is by calendar year of January to December rather than by April to March - largely because monitoring of minerals production by the Aggregates Working Party is on this basis.

6.11 Table 2 below shows how the Plan will be monitored in relation to its policies. The mineral planning authority will also seek to monitor other elements relating to the Mineral Sites Plan and its implementation including annual sales.

6.12 The Plan has a nominal end-date of 203~~34~~, but *it is expected that it* will be reviewed ~~on a five-yearly basis~~ *every five years (AM20)* to reflect the changing national policy context, trends in mineral supply and demand, and the changes in the availability of sites and reserves. Prior to the five year review, however, ongoing monitoring of the Mineral Sites Plan may identify specific policies or elements of the Plan that are not being implemented, or for which implementation is having unforeseen outcomes.

6.13 Where monitoring triggers a need to review consider the implementation or effects of one or more policies, the Mineral Planning Authority will identify appropriate corrective action to be taken, including:

- i. continuing to monitor the situation, in advance of more specific action;
- ii. a review of the Mineral Planning Authority decision making;
- iii. review of targets;
- iv. revision of an individual policy; or
- v. revision of the Minerals Plan and/or the Minerals Strategy

Risks to Delivery

6.14 Preparation of the Mineral Sites Plan has been informed by collection of an appropriate evidence base, consideration of alternative site options, Sustainability Appraisal and Habitats Regulations Assessment, and extensive informal and formal consultation with a wide range of interested parties. It is considered that the Mineral Sites Plan, when read in conjunction with the Minerals Strategy 2014, provides an appropriate and sustainable strategy for future mineral development in Bournemouth, *Christchurch, Poole and Dorset and Poole (AM20.1)*.

6.15 However, despite the level of care and attention given to preparation of the evidence base, mineral demand and supply is associated with uncertainties that could affect the basis of the Plan and its successful implementation. The Mineral Planning Authority has sought to

take a flexible approach as far as possible to try to account for any possible variations that may arise. This part of the Plan describes the approach taken and how the Plan could respond to such variations.

Variations in production levels

6.16 Flexibility in the supply of land-won aggregate is established through Policy AS1 of the Minerals Strategy 2014 which commits to maintaining a landbank based on the 'current agreed local annual supply requirement for Bournemouth, Dorset and Poole'. This supply level is established annually through the production of the Local Aggregates Assessment. To date the figure has been taken as the average of the past ten years of production, which takes account of variations in demand (i.e. sales) as opposed to requiring a fixed annual level of production over the Plan period. The use of a ten year average has the effect of smoothing out peaks and troughs in production levels.

~~**6.17** The designation of an Aggregates Area of Search will also provide some flexibility in reacting to sharp increases in demand for aggregates, or accommodating for the failure of an allocated site or sites. In certain situations, such as if an allocated site proved impossible to develop or there was sustained demand that could not be met through existing or allocated sites, it would be possible to permit unallocated sites, provided specific criteria were met. (MM23)~~

6.18 In terms of the other minerals of the Plan, the use of criteria-based policies (e.g. for ball clay, Policy BC-1 of the 2014 Minerals Strategy; for Purbeck stone, Policy PK-2 of the Minerals Strategy) or the existence of adequate reserves (e.g. Portland stone) together with sites allocated through the Mineral Sites Plan are intended to maintain the ongoing supply of mineral.

Non-Delivery of Allocated Sites

6.19 The mineral types with a policy commitment to delivering a specific amount of mineral are sand and gravel and Purbeck stone. It is considered that the greatest risk of non-delivery of allocated sites applies to aggregate sites, since these are generally larger and subject to more constraints. ~~The inclusion of an Aggregates Area of Search is intended to provide flexibility in this case. The possibility of permitting unallocated sites through Policy MS-2 provides some flexibility of supply. (AM22)~~ For Purbeck stone, there is both a criteria-based policy and an area of search for non-allocated sites, provided certain criteria are met.

6.20 Ball clay sites are also often subject to constraints given the landscape and ecological sensitivity of the areas in which ball clay is found. Policy BC-1 of the Minerals Strategy 2014 is a criteria-based policy which provides for flexibility of supply.

6.21 The monitoring programme will keep the levels of demand and supply under regular review and if there is concern that supply is not being met there is an option of carrying out a full or partial review of the relevant parts of the Minerals Strategy and/or the Mineral Sites Plan.

Closure of sites with remaining reserves

6.22 Forecasts of the need for minerals assume that currently-permitted reserves will remain available for extraction. However, it is always possible that any permitted site may close before its resource is fully worked out, due to circumstances such as:

- i. unforeseen physical constraints, e.g. hydrogeology or faulting
- ii. economic decisions by an operator
- iii. designation of land for nature conservation, resulting in review and potential modification of planning permissions; and
- iv. changing markets for the mineral resource.

6.23 The Mineral Planning Authority will monitor the ongoing availability of reserves through its annual Monitoring Report and where closure of a site undermines the ability to maintain a steady and adequate supply of a particular mineral, the need for partial review of the Minerals Strategy/Mineral Sites Plan will be considered.

Variation in Levels of Cross-boundary Minerals Movements

6.24 For industrial minerals, such as ball clay, sales are almost wholly to markets outside the Dorset (and even the UK). For aggregates, Dorset primarily exports sand and gravel to other authorities in the south-west, and to Hampshire in the south-east. The main sources of aggregate import are again the south-west (particularly crushed rock from Somerset) and sand and gravel from Hampshire, particularly from quarries close to the county border. The crushed rock from Somerset is used for general construction-related uses and also for more high-specification uses, as Dorset does have such specialised aggregate mineral resources.

6.25 The cross-boundary movement of aggregates will be monitored, principally through the Government's four-yearly aggregate minerals survey, and any significant changes that may increase demand for aggregates from within Dorset will be identified and the need for review of the Minerals Plan considered.

Table 2 Implementation and Monitoring Framework - Mineral Sites Plan

Policy MS-1: Sites for the provision of sand and gravel (Contributes towards Objectives 1 and 4 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Mineral Operators	
Delivery Mechanisms	Submission and determination of planning applications Implementation and monitoring of planning permissions	
Monitoring Indicators		
Key Indicator	Target(s)	Monitoring Trigger(s)
Aggregate supply is maintained at an appropriate level to meet demand	<ol style="list-style-type: none"> 1. Aggregates landbank to remain at or above the level of a) 10 years (for crushed rock), and b) 7 years (for sand/gravel) 2. All allocated sites to be developed, contributing to maintaining the supply of aggregates 3. Allocated sites to be developed before non-allocated sites, unless clear justification to do otherwise can be demonstrated. 	<ol style="list-style-type: none"> 1. If the crushed rock landbank drops below 10 years and/or the sand and gravel landbank drops below 7 years 2. Refusal of permission for development of allocated site, or permission for substantially reduced site size/yield 3. Development of more than two non-allocated sites in preference to allocated sites, without clear justification.
<p><u>Possible Actions(s)</u></p> <p><u>If monitoring triggers are met:</u></p> <p><u>Continue to review the situation – is the landbank drop a temporary issue that is likely to be resolved by a major application, therefore no action may be required?</u></p> <p><u>If monitoring reveals a more permanent issue, then consideration will need to be given for a review of the plan, policy and/or site allocations.</u></p> <p><u>The potential for permitting unallocated sites offers a level of flexibility in reacting to sharp increases in demand or accommodating the failure of an allocated site.</u></p>		

The MPA will also work with the Aggregates Working Party to monitor supply. (MM24)

Table 3

Policy MS-2: Sand and Gravel Area-of-Search Unallocated Sites (Contributes towards Objective 1 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Mineral Operators Landowners	
Delivery Mechanisms	Identification of land with potential for mineral development, Submission and determination of planning applications Implementation and monitoring of planning permissions	
Monitoring Indicators		
Indicator	Target	Monitoring Trigger(s)
<p>Aggregates area-of search Potential of permitting unallocated sites provides flexibility in maintaining aggregates supply</p>	<ol style="list-style-type: none"> At least 7 year landbank for sand and gravel is maintained Development of unallocated site(s) in Area-of-Search do not prejudice the development of allocated sites or cause unacceptable cumulative impacts Unallocated sites permitted for sand and gravel development should be within Area-of Search – unless strong justification otherwise exists 	<ol style="list-style-type: none"> Sand and gravel landbank falls below 7 years without triggering any development of unallocated non-allocated site(s) in the Area-of-Search Unallocated-Non-allocated sites shown to prejudice the development of allocated sites or cause unacceptable cumulative impacts The number of non-minerals development delayed or prevented as a result of Policy MS-2. Unallocated sand and gravel site permitted outside Area-of-Search without strong justification-(MM27)
<p>Possible Actions(s)</p> <p><u>If monitoring triggers are met:</u></p>		

Continue to review the situation – if the landbank drop is a temporary issue that is likely to be resolved by a major application, no action may be required. If monitoring reveals a more permanent issue, then consideration will need to be given for a review of the policy and/or site allocations.

The MPA will also work with the Aggregates Working Party to monitor supply.

If unacceptable cumulative impacts are caused by the development on non-allocated sites consideration may be needed for a review of the plan, policies and/or site allocations.

If sites are permitted the situation should be monitored. As a one off this may not require a review of the policy/plan but if the situation is repeated consideration will need to be given to a review the plan, policy and/or site allocations. **(MM25)**

Table 4

MS-3: Swanworth Quarry Extension (Contributes towards Objectives 1, 2 and 3 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Mineral operator	
Delivery Mechanisms	Submission and determination of planning applications Implementation and monitoring of planning permissions	
Monitoring Indicators		
Indicator	Target	Monitoring Trigger(s)
Permission for the extension is granted	1. Crushed rock supply is maintained at an appropriate level to meet demand	1. Refusal of permission for development of allocated site, or permission for substantially reduced site size/yield
<p><u>Possible Actions(s)</u></p> <p><u>If monitoring triggers are met:</u></p> <p><u>If an application is refused or permitted for a substantially reduced site consideration will be needed to review the plan, policy and site allocation to ensure that an adequate a steady supply of crushed rock can be maintained. (MM28)</u></p>		

Table 5

<p><u>Policy MS-4: Site for the provision of recycled aggregate</u></p> <p><i>(Contributes towards Objectives 1 and 3 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)</i></p>		
<p><u>Delivery Agencies</u></p>	<p><u>The Mineral Planning Authority</u></p> <p><u>Site operator</u></p>	
<p><u>Delivery Mechanisms</u></p>	<p><u>Submission and determination of planning application for extension of current temporary permission or for permanent permission</u></p> <p><u>Implementation and monitoring of planning permissions</u></p>	
<p><u>Monitoring Indicators</u></p>		
<p><u>Indicator</u></p>	<p><u>Target</u></p>	<p><u>Monitoring Trigger(s)</u></p>
<p><u>Current temporary permission is extended, or permanent permission is granted.</u></p>	<p><u>Output of recycled aggregate is maintained or increased</u></p>	<p><u>Temporary permission is not extended, and permanency is not granted.</u></p>
<p><u>Possible Actions</u></p> <p><u>If monitoring triggers are met:</u></p> <p><u>Given the strategic nature of this site, if an application for extension of temporary permission or for permanent permission is refused the MPA will consider whether the strategy and/or policy for the provision of recycled aggregate needs to be reviewed to ensure that an adequate a steady supply of crushed rock can be maintained.(MM29)</u></p>		

Table 6

Policy MS-5: Sites for the provision of ball clay—(Contributes towards Objective 1 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Mineral operator	
Delivery Mechanisms	Identification of land with potential for mineral development; Submission and determination of planning applications Implementation and monitoring of planning permissions	
Monitoring Indicators		
Indicator	Target	Monitoring Trigger(s)
Supply of ball clay is maintained at appropriate level to meet market demand	1. Development of allocated site; contributing to supply of ball clay	1. Refusal of permission for allocated site to be developed 2. Grant of permission for substantially reduced site size/yield (MM30)

Table 7

<u>Policy MS-6 5: Sites for the provision of Purbeck stone (Contributes towards Objective 2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)</u>		
<u>Delivery Agencies</u>	<u>The Mineral Planning Authority</u> <u>Mineral operators</u>	
<u>Delivery Mechanisms</u>	<u>Submission and determination of planning applications</u> <u>Implementation and monitoring of planning permissions</u>	
<u>Monitoring Indicators</u>		
<u>Indicator</u>	<u>Target</u>	<u>Monitoring Trigger(s)</u>
<u>Supply of Purbeck stone is maintained at an appropriate level to meet market demand</u>	<ol style="list-style-type: none"> 1. <u>All allocated sites to be developed, contributing to maintaining the supply of Purbeck stone</u> 2. <u>Allocated sites to be developed before non-allocated sites, unless clear justification to do otherwise can be demonstrated.</u> 	<ol style="list-style-type: none"> 1. <u>Refusal of permission for development of allocated site</u> 2. <u>Grant of permission for substantially reduced site size/yield</u> 3. <u>Development of more than two non-allocated sites in preference to allocated sites, without clear justification.</u>
<u>Possible Actions(s)</u>		
<u>If monitoring triggers are met:</u>		
<u>The situation should be monitored if an application is refused or permitted for a substantially reduced site. Given the scale of Purbeck Stone quarries, if one site is lost it may still be possible to maintain supply from other allocations resulting in no immediate need to review the policy and or site allocations.</u>		
<u>Additionally, the Mineral Strategy contains an area of search and a criteria-based policy (PK2), this should offer flexibility to ensure an adequate and steady supply of Purbeck Stone can be maintained without the need for review. However, the situation should be closely monitored as continual reliance on the criteria based policy and non-allocated sites is likely to result in a need to review the Minerals Strategy and Mineral Site Allocations Document to ensure a strategic approach to development in the area. (MM31)</u>		

Table 8

<p>Policy MS-7-6: Sites for the provision of other building stone (excluding Portland and Purbeck stone)</p> <p><i>(Contributes towards Objective 2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)</i></p>		
<p>Delivery Agencies</p>	<p>The Mineral Planning Authority</p> <p>Mineral operators</p>	
<p>Delivery Mechanisms</p>	<p>Submission and determination of planning applications</p> <p>Implementation and monitoring of planning permissions</p>	
<p>Monitoring Indicators</p>		
<p>Indicator</p>	<p>Target</p>	<p>Monitoring Trigger(s)</p>
<p>Supply of other building stone is maintained at an appropriate level to meet market demand, in compliance with Policy BS1 of the Minerals Strategy 2014</p>	<p>1. All allocated site extensions to be developed, contributing to maintaining the supply of other building stone</p> <p>2. Allocated site extensions to be developed before non-allocated sites, unless clear justification to do otherwise can be demonstrated.</p>	<p>1. Refusal of permission for development of allocated site extension, or permission for substantially reduced site size/yield</p> <p>2. Development of more than two non-allocated site extensions in preference to allocated sites, without clear justification.</p>
<p>Possible Actions(s)</p> <p><u>If monitoring triggers are met:</u></p> <p><u>There is no set target for the amount of local building stone that will be required annually. The need for local building stones varies and is often dependent on local building projects.</u></p>		

The situation should be monitored if an application is refused or permitted for a substantially reduced site. However, given the scale and the nature of the local stone industry, it may be possible to maintain supply from other allocations and other non-allocated sites, which would still be in accordance with Mineral Strategy Policy BS1. There is therefore unlikely to be a need for an immediate review the plan or polices.

If one site is lost it may still be possible to maintain supply from other allocations resulting in no need to review the policy and or site allocations.

Consideration for reviewing the Plan should be given if non-allocated sites are consistently being permitted in preference to allocated sites, particularly if there is a danger of unacceptable cumulative impacts. (MM32)

Table 9

Policy MS-8.7: Puddletown Road Area Policy (Contributes towards Objectives 1 and 3 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Mineral operators Natural England Local Nature Partnership	
Delivery Mechanisms	Submission and determination of planning applications Implementation and monitoring of planning permissions Joint working/management/restoration agreements, including longer-term restoration and management	
Monitoring Indicators		
Indicator	Target	Monitoring Trigger(s)
Permission(s) issued for mineral development which deliver the coordinated approach to development, management and restoration as referred to in the policy	Permission(s) issued and implemented, achieving the purposes of the policy, including: <ol style="list-style-type: none"> 1. Long-term management of land 2. Joint working between operators, and between operators and other management agencies 3. Achieving landscape and environmental benefits 	<ol style="list-style-type: none"> 1. Permissions not issued, or refused 2. Permissions issued which do not deliver the aims of the policy
<p><u>Possible Actions(s)</u></p> <p><u>If monitoring triggers are met:</u></p> <p><u>If permissions are not issued or refused, as a result of the implementation of this policy, the situation will need to be monitored to ensure that a steady supply of minerals can be maintained within the context of the restoration and management objectives set out.</u></p>		

Pre-application discussions might assist in ensuring future applications come forward in accordance with policy, reducing the need for a review.

Consideration will need to be given to a review of the policy if permissions issued do not deliver its aims. (MM33)

Table 10

Policy MS-9-8: Preventing Land Use Conflict (Contributes towards Objective 6 of the Bournemouth, Dorset and Poole Minerals Strategy 2014)		
Delivery Agencies	The Mineral Planning Authority Local planning authorities in Dorset Mineral operators	
Delivery Mechanisms	Submission and determination of non-mineral planning applications Consultation of the mineral planning authority by the local planning authorities where relevant criteria of policy are met	
Monitoring Indicators		
Indicator	Target	Monitoring Trigger(s)
Mineral planning authority having an opportunity to comment on relevant non-mineral applications within consultation areas; Mineral sites not compromised by non-minerals development.	1. No development within the vicinity of minerals/minerals related use has adversely affected its operation. 2. Mineral planning authority has been consulted on all relevant applications.	1. More than two approved proposals (within the plan period) are seen to have adversely affected a minerals use. 2. Mineral Planning Authority consistently not being consulted on relevant planning applications.
<p><u>Possible Actions(s)</u></p> <p><u>If monitoring triggers are met:</u></p> <p><u>If non-mineral proposals are seen to have adversely affected a minerals development and/or the MPA is consistently not being consulted on relevant applications, there will be a need to raise the profile of safeguarding with the relevant authorities. Discussions with the authorities, and pre-application discussions may be sufficient to address this issue. However, if the situation is repeated there may be a need for a review of the policy. (MM34)</u></p>		