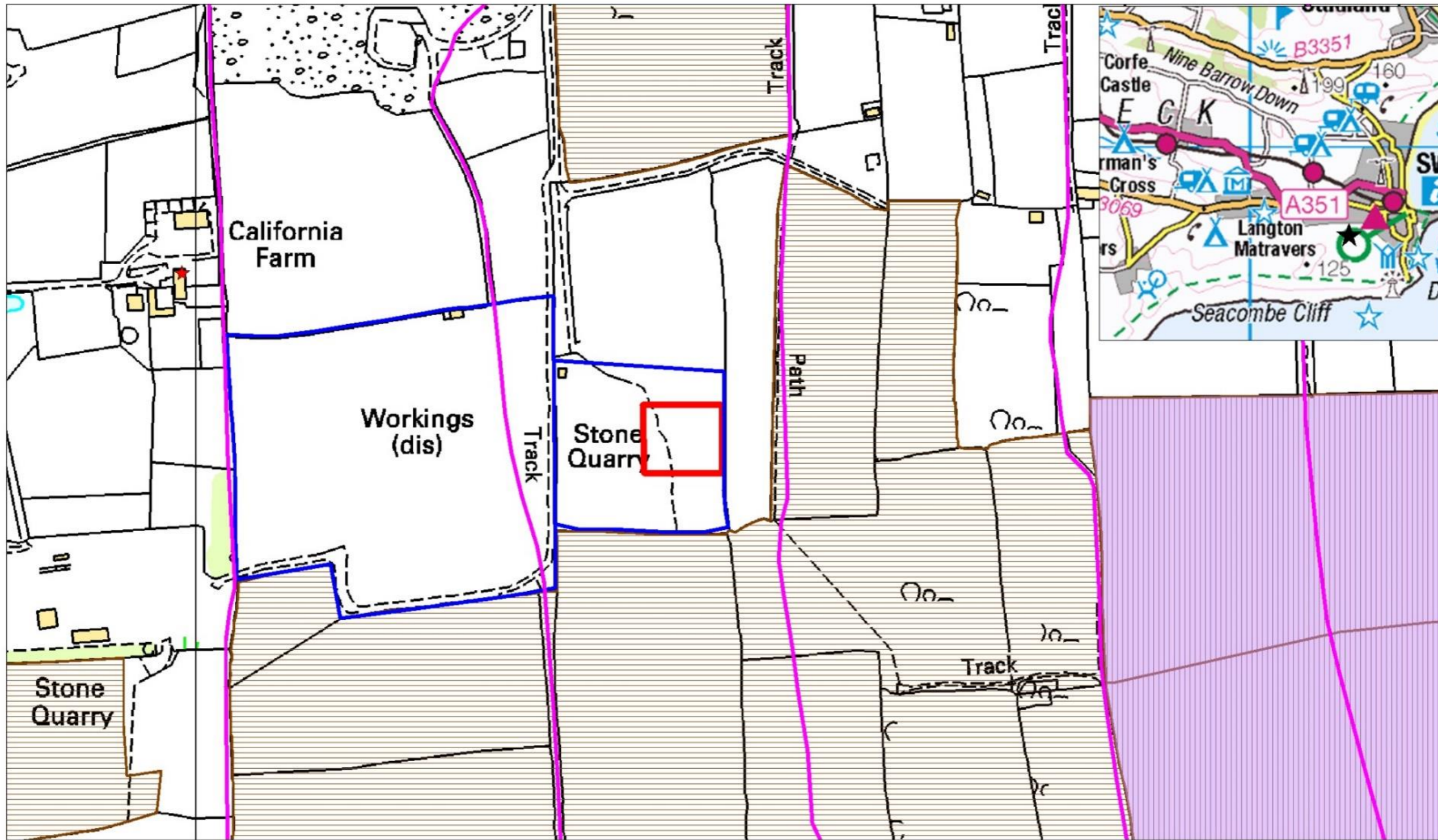


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK10 – Southard Extension



PK10 - Southard Quarry

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

- Listed building
- Scheduled monument
- The entire plan area above falls within the Dorset AONB

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

Date: 24/06/2016
 Cent X: 396529
 Cent Y: 93351

GEOGRAPHICAL INFORMATION SYSTEMS

Dorset County Council

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Site Assessment of PK10 – Southard Extension

Site Information

Site Location	Southard Quarry, Swanage Grid Reference SZ 023 776
District/Borough	Purbeck District Council
Parish/Town Council	Swanage CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	W J Haysom and Son – own and operate the existing quarry, including the proposed allocation extension
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Extension to existing quarry – lies within the quarry site. Not previously worked
Legal or time-related constraints	None known.
Access to markets?	As for current quarry
Is there geological evidence of the presence and viability of the mineral?	Adjacent to existing workings.
Development proposed	Extraction of Purbeck limestone as extension to existing quarry Estimated annual output approximately 500 tonnes tpa Estimated reserve - up to 107,500 tonnes Expected life of operation – up to 50 years Proposed restoration to agriculture/nature conservation
Description of Site	Proposed extension site is approximately 0.5 ha, adjacent to and east of the current quarry Site is within existing permission for Southard Quarry.
Summary of Site Designations/Constraints	Site is within Dorset Area of Outstanding Natural Beauty and Purbeck Heritage Coast. SPA/SAC/SSSI 300m to the east of the site, and 375m to the south.
Relevant Local Planning Policy	Planning Purbeck’s Future – Purbeck Local Plan Part 1 – Adopted November 2012 Policy LHH – Area of Outstanding Natural Beauty Policy LHH - Purbeck Heritage Coast
Residential properties and other land uses in the vicinity of the site	Closest property at about 450m to north/east; Properties, including the edge of Swanage, within c. 500m.
Traffic Generation & Access Considerations	Access would use existing access, northwards to Panorama Road and Priest’s Road. Site will be an extension of the existing quarry, and no intensification is proposed. It is expected that there will be approximately 5 loads out per week (10 movements).

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

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

Topic: Biodiversity.

SA Objective: To maintain, conserve and enhance biodiversity.

Criterion C1 - Impact on European/international designations.	D
No comment Phil Sterling 6Nov13	
Criterion C2 - Impact on areas used by Annex 1 bird species.	D
No comment Phil Sterling 6Nov13	
Criterion C3 - Impact on national designations.	D
No comment Phil Sterling 6Nov13	
Criterion C4 - Impact on protected species.	D
No comment Phil Sterling 6Nov13	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
No comment Phil Sterling 6Nov13	
Possible Mitigation: An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment of potential biodiversity impacts and appropriate responses and mitigation. Appropriate mitigation of any impacts will be required as part of any planning permission granted. No further action considered necessary at this stage.	

Geodiversity

Criterion C6 - Impact on geodiversity.	D
The Purbeck limestone group has an important association with the geology of the Jurassic Coast World Heritage Site. Working quarries in Purbeck have been known to yield important fossils, including dinosaur footprints. They are also of ongoing interest for the study of early Cretaceous stratigraphy. These interests should be acknowledged with the assumption that geologists and the Jurassic Coast Team hosted by DCC will respond positively to any opportunities to recover fossils or record and study unusual features if they are discovered. In terms of geodiversity there is a presumption in favour of an appropriate level of quarrying activity continuing in order to sustain these ongoing interests. Sam Scriven 24.10.2013	
Possible Mitigation: None specifically required.	

Topic: Landscape

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

Criterion C7 – Impact on designated landscapes.	C
Less significant adverse impact Tony Harris 23 October 2013	
Criterion C8 – What is landscape capacity to accommodate proposed development.	C

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Site Assessment of PK10 – Southard Extension

There may be an issue of cumulative landscape & visual impact so recommend before this site is consented the other quarries in the area are restored. Potential for an adverse impact on the amenity of the footpath users. Mitigation measures must limit height of stock piles.

Tony Harris 23 October 2013

Criterion C9 – Impact on historic landscapes.

D

The local landscape bears the imprint of previous quarrying dating from the Roman period onwards. It could be argued that the present site would be a continuation of the process, and if the site is to be restored afterwards the impact would be limited in time anyway.

Steve Wallis 31/10/2013

Possible Mitigation:

An Environmental Impact Assessment will be carried out as part of any planning application, including detailed assessment on the landscape impacts resulting from extracting mineral from this site, and identifying appropriate mitigation. No further action considered necessary at this stage.

Topic: Cultural Heritage

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

Criterion C10 – Impact on historic buildings.

D

This site extends a quarry away from its nearest listed building and the site as a whole is part of a quarrying landscape. This means there is minimal impact on the historic building.

Assessment Grade D – no significant impact

John Lowe 22/10/2013

Criterion C11 – Impact on archaeology.

A

→

D

I consider that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D.

Steve Wallis 31/10/2013

Possible Mitigation:

The archaeological potential on this site is noted.

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

It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, provide adequate protection to any archaeology that may be found during development.

Topic: Water

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

Criterion C12 - Impact on hydrogeology or groundwater.

C

C. Site is within a Secondary Aquifer. Site is not within Source Protection Zone area. Not known whether there are any licensed water supply points in the vicinity.

Environment Agency 27 February 2013

Criterion C13 – Impact on surface waters.

C

C. Watercourse within 500m of site boundary.

Environment Agency (Kath Burt) 27 February 2013

Criterion C14 - Impact on flooding or coastal stability.

D

Site is entirely within FRZ 1 and there is no impact on coastal stability.

Trevor Badley 31 October 2013

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Possible Mitigation:

Hydrological assessment is normally required as part of any planning application, with measures to protect groundwater and surface water flows to be identified and implemented.

No further action considered necessary at this stage.

Topic: Soil

SA Objective: To maintain, conserve and enhance soil quality

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

C

Site is good to moderate agricultural land. Any soil removed will be protected during working and either re-used on site or taken elsewhere to be used. Further assessment may be required to determine soil quality.

Trevor Badley 31 October 2013

Possible Mitigation:

Soils will be protected during working, according to guidance and best practice.

Topic: Air Quality

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

Criterion C16 – Impact on AQMAs.

D

No direct impact on any AQMAs.

Trevor Badley 31 October 2013

Possible Mitigation:

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

Topic: Material Assets (Economic development)

SA Objectives: To conserve and safeguard mineral resources.

To promote the use of alternative materials

To encourage sustainable economic growth

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

Criterion C17 - Impact on economic development.

D

The site is expected to have a positive impact on the provision of mineral and can therefore be expected to benefit the local and wider economy, in addition to creating direct employment during the working of the site.

Mineral working has the potential to negatively affect businesses in the locality, e.g. through contributing to traffic congestion, noise, visual and perception related issues. Impacts will be identified as part of any planning application and mitigation during working will be applied where necessary – e.g. further screening.

Restoration to agriculture will maintain an on-going positive benefit.

Dorset County Council 24 October 2013

Possible Mitigation:

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

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

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

Criterion C18 - Impact on Sensitive Human Receptors.

C

No properties within 250m, closest property is approximately 290m, other properties within 500m and on to Swanage. Site likely to be screened from closest properties, more distant views into site. Site screening may be required.

Trevor Badley 31 October 2013

Criterion C19 - Impact on existing settlements.

C

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Site Assessment of PK10 – Southard Extension

Closest settlement is Swanage, to the north and north-east, at around 480-500m distant at the closest. Site likely to be screened from closest properties, more distant views into site. Site screening may be required. Context of the site is area of mineral working and waste management.

Trevor Badley 31 October 2013

Possible Mitigation:

An Environmental Impact Assessment, including a Transport Assessment, will be carried out as part of any planning application, identifying potential impacts and appropriate responses and mitigation.

Appropriate mitigation (e.g. visual and noise attenuation bunds and reducing noise at source where possible and appropriate) will be identified and required as part of any development of the site. No further action considered necessary at this stage.

Criterion C20 - Impact on airport safety	<i>D</i>
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Site is 22km distant, not to be worked wet or restored wet. No impact.

Trevor Badley 31 October 2013

Criterion C21 - Effects on cumulative impacts.	<i>B</i>
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Site is an extension to an existing quarry in an area where there is a high concentration and long history of mineral extraction.

There may be an issue of cumulative landscape & visual impact so recommend before this site is consented the other quarries in the area are restored. Potential for an adverse impact on the amenity of the footpath users. Mitigation measures must limit height of stock piles.

It is potentially within 5Km from a town (Swanage) where allocations for the development of 200 dwellings, employment and retail facilities have been made in the Purbeck Local Plan Part 1 (adopted Nov 2012) (Policy SE) and the Swanage Local Plan (Policy SS). Traffic arising from the new residential development will add to general traffic levels in / around Swanage and on the A351.

This is within a popular tourist area, leading to higher levels of traffic on the roads in summer. The fact that development within this proposed nomination is an extension, with no proposed intensification expected, reduces potential for cumulative impacts.

Trevor Badley 31 October 2013. Gill Smith 11.11 2013.

Possible Mitigation:

The proposal will include assessment of and mitigation for visual and noise impacts, following guidance and best practice, to limit cumulative effects. This may include advance tree planting, depending on findings of the Environmental Impact Assessment.

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

Topic: Social Considerations – Carbon Emissions

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

Criterion C22 - Impact on carbon emissions	<i>B</i>
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Site will rely on road transport.

Trevor Badley 31 October 2013

Possible Mitigation:

Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.

Topic: Social Considerations

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

Criterion C23 – Impact on recreational land	<i>D</i>
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Site is agricultural land, no formal or informal recreational uses.

Trevor Badley 31 October 2013

Criterion C24- Impact on public rights of way	<i>D</i>
--	-----------------

No rights of way cross the site or run adjacent to its boundary.

Trevor Badley 31 October 2013

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Site Assessment of PK10 – Southard Extension

Possible Mitigation:

No significant impacts on access identified – further assessment will be undertaken at planning application stage with appropriate mitigation identified if necessary/appropriate. No further action required.

Criterion C25 - Are the access proposals acceptable

B

C

Access proposed is via an existing permitted route through the edge of Swanage to the A351. While the roads used are residential and not ideal for quarry related traffic there is little alternative for this and other local small scale extraction. The level of trips to and from this site by HGVs is likely to be low and sporadic, being linked to specific extraction campaigns and market demand. The stipulated assessment criteria mean that this site has been given a B rating as the site necessarily means that HGVs will pass through relatively narrow roads within the existing settlement. However, extraction at this site has been operational for some time and there is no indication that there will be any significant increase in extraction. Provided that HGV traffic continues to use agreed routes through the residential area to the north there is little adverse impact and the site could be considered to have a C rating.

Wayne Sayers 29 October 2013

 Extension to existing quarry. Access unchanged and continuation acceptable.

Dorset County Council 31 January 20176

Initial Site Assessment including Input from Specialist Consultees

Traffic/Access

Highways England

2015

Purbeck Stone

Policy MS-5 lists the new sites and extensions to existing sites allocated to contribute to the adequate and steady supply of Purbeck Stone as follows:

- Blacklands quarry Extension, Langton Matravers
- Quarr Farm, Harmans Cross
- Southard Quarry, Swanage
- Downs Quarry Extension, Langton Matravers
- Home Field, Acton
- Quarry 4 Extension, Acton
- Broadmead Field, Langton Matravers
- Gallows Gore, Harmans Cross

Given the distance of the sites and or the relatively small scale and therefore traffic generation, Highways England has no comment to make at this stage.

December 2016

We note that, with the exception of Swanworth (PK16), all the (Purbeck Stone) sites are small-scale in nature, and therefore unlikely to generate significant quantities of traffic. The Swanworth site, which whilst large scale, is understood to be an extension of an existing quarry and is forecast to generate approximately 75 trips per day above that currently generated. Given the proximity of the site to the SRN, the extension is unlikely to result in a significant impact.

Public Rights of Way

DCC Rights of Way

Comments awaited.

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

Environment Agency

July/August 2015

No objection to proposals and no further comments over and above those previously made in earlier consultations.

Dec 2013

We agree with the criteria classification C12, C13 and C14 for this site, which is given in the supporting documents.

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p>Our previous comments provided on the 12 Dec 2008 and 27 Feb 2013 are still relevant. However, we wish to make the following additional comments:</p> <p>We are aware that an SEA is being prepared but urge the applicant to ensure that the following issues are included: -</p> <p>Proposals which maximise the wetland restoration opportunities at each site</p> <p>Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives</p> <p>Proposals should maximise the overall wetland gains.</p> <p>EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy</p> <p>EA estimate of assessment criteria</p> <p>C1-C4 - See note 1 at bottom of this document.</p> <p>C12 – C. Site is within a Secondary Aquifer.</p> <p>C13 – C. Watercourse within 500m of site boundary.</p> <p>Feb 2013</p> <p>EA 12/12/2008 response still relevant, together with the following additional comments: Simple Hydrogeological Risk Assessment required.</p> <p>Dec 2008</p> <p>No objection general comments</p>
Lead Local Flood Authority (LLFA) - DCC	<p>PK10 Southard Quarry extension Site Assessment - No grounds for objection, subject to detail:</p> <p>The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling, and is not shown to be at any theoretical risk of surface water flooding, by relevant mapping.</p> <p>Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration. However this may require verification from Purbeck DC in-light of their policy against the use of soakaways / infiltration in proximity to the cliffs at Durlston, to the east.</p>

Landscape & Visual Impact	
Dorset AONB Team	No concerns

Nature Conservation – Biodiversity Impacts	
Natural England comments	No comments made.
Dorset Wildlife Trust	<p>Comment – as for Blacklands comments, see below:</p> <p>PK-02 Blacklands Quarry Extension – 2015</p> <p>If the MPA take this site forward, DWT would recommend the following:</p> <p>The restoration should be to species-rich grassland rather than to agriculture and grassland as it would be consistent with the restoration vision for Limestone Plateau as described on page 10 of Background Paper 16: Restoration – Landscape Management Guidelines (January 2013) and the nomination is in close proximity to designated sites, so species-rich grassland creation at this site would provide a useful ecological corridor.</p> <p>As part of the Purbeck Ponds Project, ponds across Purbeck have been surveyed by Dorset Wildlife Trust. These surveys have shown that the areas around Langton Matravers, Worth Matravers and Kingston hold the largest meta-population of Great Crested Newts in Purbeck and generally ponds in Purbeck are known to contain many nationally scarce invertebrates including beetle and dragonfly species. The creation of a new suitably sited pond within the restoration area will directly contribute to maintaining and enhancing this</p>

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Nature Conservation – Biodiversity Impacts

nationally important assemblage of freshwater wildlife. We recommend that due consideration is given to the prospect of creating a pond within the after-use area that is suitable for use by Great Crested Newts and other freshwater wildlife. DWT would be willing to comment on pond plans and proposals in order to help achieve the maximum wildlife gain.

The sea caves of the Purbecks are known to be important hibernation sites for Lesser and Greater Horseshoe bats amongst other bat species. The possibility of creating hibernation roosts suitable for bats within the after-use of the site should therefore be considered, as the site is not far from these coastal caves, and might provide useful additional sites for these rare and protected species.

Historic Environment

Historic England Comments

September 2015

Site Assessment – “I consider that the site has high potential for below-ground archaeology and possibly industrial archaeological evidence of early quarrying. Archaeological assessment and evaluation would be required before an informed planning decision could be made. Only when these have been undertaken would the archaeological impact be understood – at present it could be anywhere from category A to category D”. (Criterion C11 – Impact on archaeology. Dorset County Council 31/10/2013).

If the impact was “A” substantial harm, then this site, I assume, would be unacceptable in principle? As such, should this heritage consideration be addressed before the principle of a site is agreed and an allocation included in a development plan?

I note that the SA appears to contradict this view of the DCC (further assessment is not required at this plan making stage). The LA may wish to clarify this matter.

February 2014

MSP PK10 - Southard Quarry

I note that an archaeological impact assessment is required before the effect of the proposal can be fully established and any principal determined.