

Site Name & Reference	AS23 - Gore Heath
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Brief Summary of Proposal Extraction of approximately 7 million tonnes of sand and gravel; time period for extraction and proposed restoration still to be confirmed.

Total number of Representors : 359	Total number of Representations received : 465
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Were comments received from the following consultees?
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Natural England: Yes	Local Nature Partnership: Yes	District Council: Yes (Purbeck DC)
English Heritage: Yes	Local Enterprise Partnership: No	Parish Council: Yes (Wareham St. Martin)
Environment Agency: Yes		

Other bodies making comments included:		
<ul style="list-style-type: none"> • Campaign for the Protection of Rural England • Dorset Wildlife Trust • Highways Agency • RSPB • Dorset Area of Outstanding Natural Beauty Partnership • Urban Heaths Partnership 	<ul style="list-style-type: none"> • Sandford House Management Company • Cyclexperience Ltd • Bristol Ornithological Club • Sandford Heritage Community Group • Wareham Forest Tourist Park • Sandford St Martin Primary School • Wessex Orienteering Club • Dorset Rough Riders Mountain Biking Club 	<ul style="list-style-type: none"> • Morden Parish Council • Wareham Town Council

Petitions – No petitions were received.
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Site Issues – the following is a summary of the main issues that have been raised by stakeholders.

General Issues

Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
Consultation <ul style="list-style-type: none"> • Not considered that the consultation exercise was properly publicised, website was difficult to access • Information included in the consultation was incomplete – particularly because there was no detail on site working or restoration, or timescales • Comment that the site is not in agricultural use. 	<ul style="list-style-type: none"> • The consultation was at an early stage of the document’s preparation and none of the sites have been endorsed by the MPA. However, it is accepted that people have raised concerns that the consultation could have publicised the sites better for local people. • Future consultation can include greater levels of details and enhanced notification procedures for those sites which are proposed in the plan. 	<p>The MPA will increase the level of consultation about proposed sites at the next consultation stage, through the use of site notices and direct neighbour notifications.</p>

	<ul style="list-style-type: none"> Agreed that the site is not agricultural: its present use is forestry/heathland. 	
Green Belt <ul style="list-style-type: none"> Site is in Green Belt – working will cause impact on Green Belt 	<ul style="list-style-type: none"> Mineral extraction is permitted in the Green Belt. If the site is developed the Mineral Planning Authority will need to ensure it is appropriately restored with no loss of openness. 	No further action at this stage.
Services <ul style="list-style-type: none"> There are underground services affecting the site. 	<ul style="list-style-type: none"> Statutory undertakers are consulted and will comment where their services may be affected. The developer is responsible for ensuring the safety of all such services. 	No further action at this stage. Existence of services will be drawn to attention of developer.
Environmental Issues		

Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
Nature Conservation <ul style="list-style-type: none"> Loss of important habitats, species Impossible to find appropriate and large enough areas to relocate reptiles to Impacts of dust on wildlife and plants Leading to fragmentation of remaining heathland, habitats DCC responsibilities under Berne Convention to preserve heathland Adjacent or nearby nature reserves left isolated/fragmented Impacts will be long-term – especially if restoration is to landfill Displacement - development of the site will force recreation onto neighbouring designated land 	<ul style="list-style-type: none"> Site proposers have been contacted requesting a broad range of further assessment studies. Other potential impacts will be considered, and where necessary will be mitigated. The Mineral Planning Authority will be advised by Natural England and the County Ecologist. The site nominee has been asked to carry out studies to assess the potential level of impact due to displacement of recreation. In order to be acceptable, the development proposal would need to pass the tests in the Habitats Regulations, which will include consideration of surrounding designated land. Appropriate mitigation will be required, before the site could be developed. 	These matters will be considered in further detail and mitigated appropriately.
Hydrology/Hydrogeology <ul style="list-style-type: none"> Impacts on surface water, groundwater Contamination/pollution risks – from extraction and restoration Increased flooding risk 	<ul style="list-style-type: none"> Site proposers have been contacted requesting a broad range of further assessment studies, including potential impacts on the water environment. The Water Framework Directive ensures that negative impacts on the water environment will be mitigated. 	These matters will be considered in further detail and mitigated appropriately.

Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
<ul style="list-style-type: none"> Increased runoff causing increased contamination of watercourses Changes to water table and decline in water quality Increased leaching of fertilisers, nitrification of Poole Harbour 	<ul style="list-style-type: none"> The Mineral Planning Authority will be advised by the Environment Agency on matters relating to hydrology. 	
<p>Visual/Landscape Issues</p> <ul style="list-style-type: none"> Visual impacts of views into site and loss of views out of site Loss of undulating topography of site, replacement with flat/low-lying area Impacts of plant, fencing, lighting 	<ul style="list-style-type: none"> Site proposers have been contacted requesting a broad range of further assessment studies, including landscape and visual studies. Potential impacts will be considered, and where necessary will be mitigated. The Mineral Planning Authority will be advised by the County Landscape Officer. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Noise/Dust</p> <ul style="list-style-type: none"> Impacts on wildlife, residents, school Loss of tree cover increasing wind-speed and dust 	<ul style="list-style-type: none"> Should this site ever be developed, these issues will be addressed at the planning application stage and appropriate conditions imposed to control noise and dust. These conditions could include appropriate design and management of the site, the adoption of appropriate control and mitigation measures (including separation distances, landscaping, screening and spraying haul roads within the site). 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Soils</p> <ul style="list-style-type: none"> Loss of or damage to soils Increased soil erosion 	<ul style="list-style-type: none"> There are guidelines about how soils should be handled and protected during quarrying. Should this site ever be developed, planning conditions will ensure that the soils will be properly protected. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Highways</p> <ul style="list-style-type: none"> Loss of safe car-parking Increased congestion in the area, safety risk to school children Safety issues of using B3075 as access, especially junction with A35 	<ul style="list-style-type: none"> The Highway Authority, which considers matters of highway safety, is consulted at every stage in the plan's preparation and will advise the Mineral Planning Authority. Any planning application would need to be accompanied by a Transport Assessment (TA) study 	<p>These matters will be considered in further detail and mitigated appropriately.</p>

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<ul style="list-style-type: none"> Impacts on safe/fast access for emergency vehicles 	<p>which would address such issues and identify appropriate mitigation.</p>	
<p>Climate Change</p> <ul style="list-style-type: none"> Release of greenhouse gases from disturbing soil, removing trees Loss of carbon sinks, soil protection flooding mitigation if site is worked 	<ul style="list-style-type: none"> This will be taken into consideration and considered as part of the sustainability appraisal that will be carried out. Potential risks will be weighed against need for aggregates and taking into consideration potential mitigation. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Restoration</p> <ul style="list-style-type: none"> Difficulties of successfully re-creating heathland Concern that restoration will be to landfill – pollution and contamination from this 	<ul style="list-style-type: none"> It is possible for heathland to be recreated, although it is agreed that this can be difficult in some cases. Should the site ever be developed, the County Ecologist and Natural England will advise the Mineral Planning Authority. The Mineral Sites Plan is only considering mineral extraction. Household waste landfill is not included in any of the site proposals. The on-going Review of the Waste Plan is not proposing any new or future landfill capacity in Dorset. Where fill is used for site restoration the expectation is that this will be inert fill only. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> Loss of archaeological and heritage features, resource. 	<ul style="list-style-type: none"> Site proposers have been contacted requesting a broad range of further assessment studies, which includes a full archaeological assessment of the impact from any development on the archaeological sites. The assessments are required by the Planning Authority before any further decisions can be made. The Mineral Planning Authority will be advised by the County Archaeologist and English Heritage. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>

Social Issues

Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
<p>Countryside Access/Recreation</p> <ul style="list-style-type: none"> • Loss of access to safe, dry, wheelchair accessible all year round, outdoor recreation opportunities. • Loss of exercise opportunities. 	<ul style="list-style-type: none"> • Should the site be considered for inclusion in the plan the Mineral Planning Authority would need to take account of recreation opportunities which might be available both during extraction and post-restoration. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Amenity</p> <ul style="list-style-type: none"> • Impacts on local community – loss of countryside access • Loss of amenity – noise, traffic congestion, natural beauty, tranquillity, dust • Impact on health and well-being • Impacts of smell if site is restored as landfill 	<ul style="list-style-type: none"> • If this development were to be allocated and permitted, planning conditions attached to any planning consent can be used to minimise adverse impacts upon amenity. Mitigation may include restrictions on hours of working, screening bunds and use of appropriate equipment to reduce noise. • Similarly, conditions can be used to manage levels of dust and dirt emanating from the site, such as through appropriate design and management of the site, and the adoption of appropriate control and mitigation measures (including separation distances, landscaping, screening and spraying haul roads within the site). 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Other</p> <ul style="list-style-type: none"> • Social impacts leading to loss of local population • Proximity to urban areas of Poole/Bournemouth • Comments querying alternate sources of aggregate. • Loss of opportunities to learn about the countryside 	<ul style="list-style-type: none"> • These points are noted and will be taken into consideration as part of the site assessment. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>

Economic Issues

Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
<p>Tourism.</p> <ul style="list-style-type: none"> ● Economic impacts through loss of tourism, tourist spending ● Also impacts on other businesses 	<ul style="list-style-type: none"> ● The Mineral Planning Authority has a statutory duty to make provision for an adequate level of aggregate supply and minerals also play an important economic role, being essential for the construction industry. This will also need to be considered when the MPA looks at the overall supply of minerals. ● Any adverse impact on tourism would need to be balanced with the need for aggregate. If this development were to be allocated and permitted, planning conditions attached to any planning consent can be used to minimise adverse impacts upon amenity and therefore economic impacts on tourism. Mitigation may include restrictions on hours of working, screening bunds and use of appropriate equipment to reduce noise. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>
<p>Other.</p> <ul style="list-style-type: none"> ● Loss of timber resource ● Where is the market for the mineral – other areas benefit from impacts on local area ● Impact on house values 	<ul style="list-style-type: none"> ● These points are noted and will be taken into consideration as part of the site assessment. ● If this development were to be allocated and permitted, planning conditions attached to any planning consent can be used to minimise adverse impacts upon amenity. 	<p>These matters will be considered in further detail and mitigated appropriately.</p>