



Bournemouth, Dorset & Poole Draft Mineral Sites Plan

Consultation on Land at Horton Heath (AS27)

December 2018

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1.1 Bournemouth Borough Council, Dorset County Council and the Borough of Poole are the Mineral Planning Authorities (MPAs) responsible for minerals planning in their respective areas, and have jointly prepared the Bournemouth, 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 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, Dorset and Poole Mineral Sites Plan (MSP) is currently being prepared, and will include specific proposals and policies to maintain mineral production and manage minerals development. It will also identify specific sites for future quarrying. A draft version of the MSP was submitted to the Secretary of State in March 2018 for examination. Public hearings led by an independent Inspector were held at the end of September/beginning of October 2018.

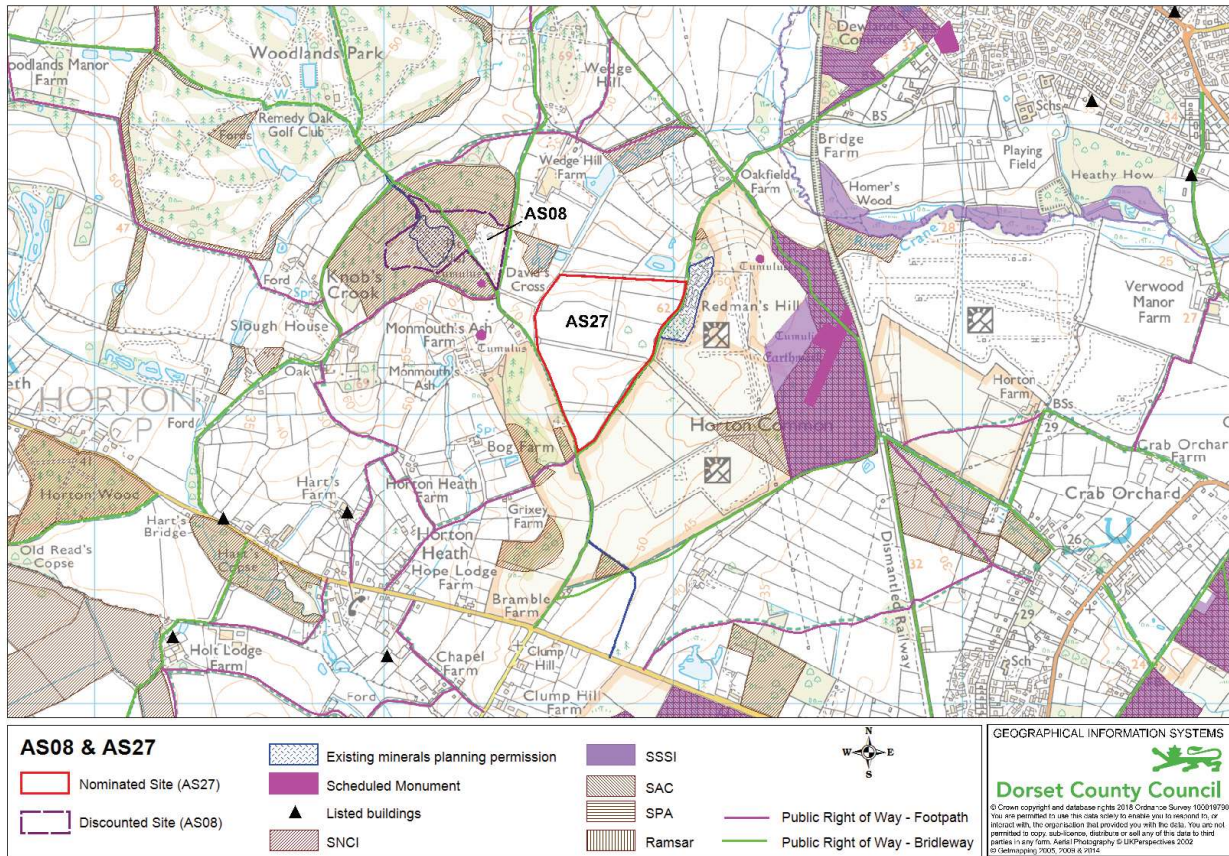
Background and context

1.2 During the preparation of the MSP, a number of potential sites were nominated to the Mineral Planning Authority (MPA) to consider whether they should be included in the Plan. Each nominated site has been assessed to identify likely impacts should it be developed. Those sites considered most appropriate, and required to meet expected mineral demand over the life of the Plan, were included as proposed site allocations in the MSP.

1.3 Not all the sites nominated to the MPA were included in the MSP. A number of sites were excluded on the grounds that the MPA considered that the impacts likely to be generated through their development could not be satisfactorily mitigated, so they were not considered appropriate for allocation. Other sites were not taken forward as the MPA felt that insufficient information had been made available for a robust assessment of the site to take place. This does not mean that the sites rejected may not in the future be allocated and developed - however, there was no need for them at this time, as expected demand for minerals over the life of the Plan could be met by more suitable sites with less constraints and where an appropriate level of assessment had been undertaken.

1.4 During the hearings, two sites at Horton Heath (site references AS08 and AS27) near Three Legged Cross that had not been included in the MSP were discussed. These are known as 'omission sites', i.e. they were omitted from the MSP. The owner argued that these sites should have been included in the MSP as allocations and that their omission impacted on its 'soundness' (i.e. whether it is fit for purpose and suitable to be adopted).

1.5 Figure 1 below shows the location of the two sites.



Sites AS08 and AS27

1.6 The MPA remains of the view that the western site, AS08, is heavily constrained ecologically and is not suitable for development. However, the Inspector has asked the MPA to re-consider the merits of the other site, AS27, as an allocation. This site would provide a source of sand which is currently in shorter supply in Bournemouth, Dorset and Poole and it is necessary to consider whether this site is needed in order to make the Plan sound.

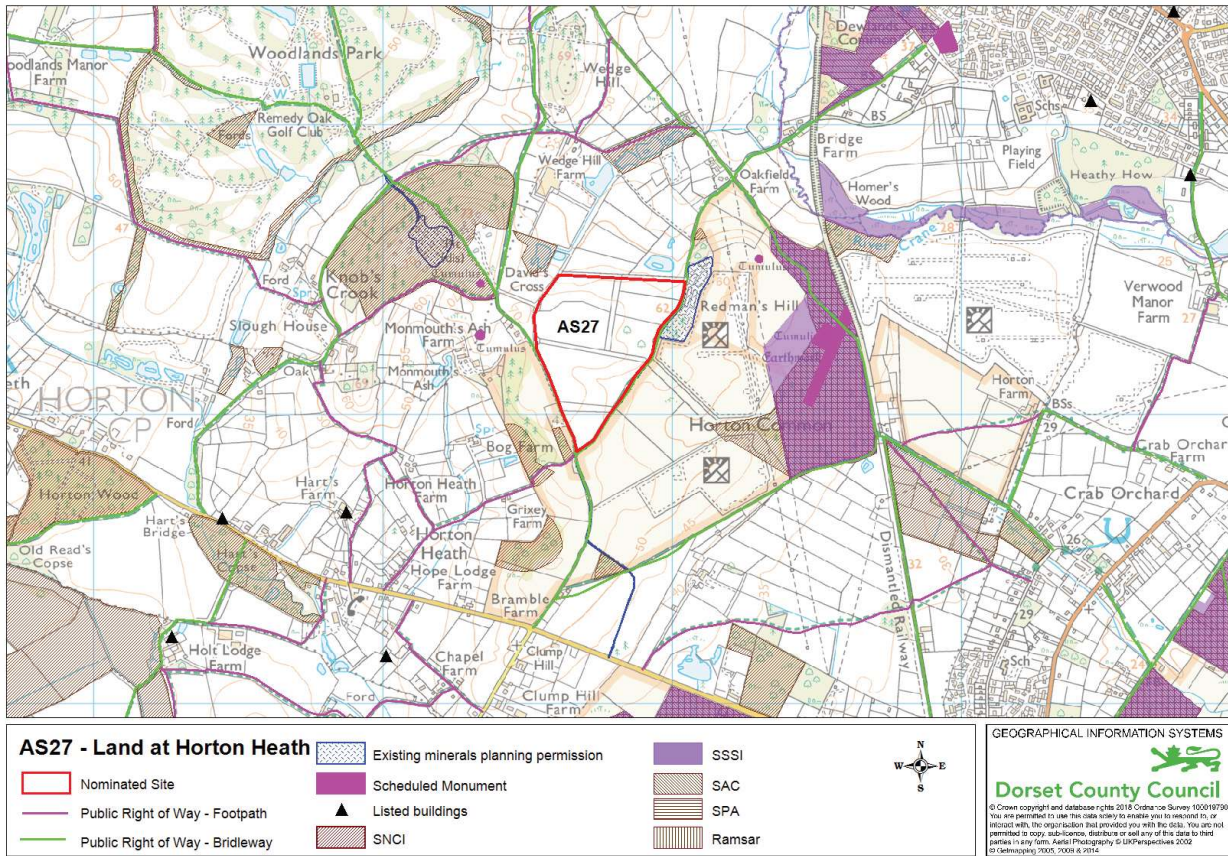
Purpose of this document

1.7 As the AS27 site was not included in the most recent consultation (December 2017 - January 2018) prior to submission of the MSP to the Secretary of State, respondents and interested persons would not previously have had an opportunity to submit comments or objections, or to request to appear at the hearings. Therefore, it is important to carry out a focused consultation on this site so that anyone with an interest has a chance to comment so that any views can be considered before a decision is made on whether or not to include it in the Plan. If, following this consultation, the site is proposed for inclusion in the MSP as an allocation, then a modification to the Plan will be proposed (see 'What happens next').

How to comment on AS27 - Land at Horton Heath

1.8 You can now comment on AS27 Land at Horton Heath, as shown in Figure 2 below, as a potential site allocation for future quarrying of sand. Please note that this consultation relates only to AS27 Land at Horton Heath.

Draft Mineral Sites Plan - Consultation on Land at Horton Heath (AS27)



AS27 - Land at Horton Heath

1.9 Further information on the site is available in Appendix 1 - this has been included for illustration purposes only, to show how AS27 would be included in the MSP should the decision be taken to include it as an allocation. Appendix 1 also provides more information on the potential development of the site and indicates the safeguards that would be required for its development. There is also a more detailed separate site assessment available on our website.

1.10 In your response you may wish to comment on whether the inclusion of the AS27 site would have any effect on the need to ensure that the MSP:

1. Has been prepared in accordance with the Duty to Co-operate requirements (i.e has the MPA worked constructively with other councils and public bodies in addressing the issues and matters, such as aggregate supply, that extend beyond the Bournemouth/Dorset/Poole boundaries);
2. Is legally compliant;
3. Is sound, that is it:
 - a. has been positively prepared;
 - b. is justified;

- c. is effective;
- d. is consistent with national policy.

In addition to, or instead of, these matters please feel free to make whatever other comments you wish regarding the AS27 site.

Question 1

Do you think AS27, Land at Horton Heath, should be included as an allocation in the Mineral Sites Plan or not?

- Please provide any comments on the advantages or disadvantages of allocating AS27 in the Mineral Sites Plan.
- You may wish to comment on whether or not the inclusion or exclusion of the site in the Mineral Sites Plan would have an effect on whether the Plan: has been prepared in accordance with the Duty to Co-operate; is legally compliant; and/or is sound.

1.11 You are encouraged to view and respond to this consultation online at www.dorsetforyou.gov.uk/mineral-sites-plan

1.12 Alternatively you can email us at: mwdf@dorsetcc.gov.uk or telephone us on: **01305 224675/228585**

1.13 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

1.14 Response forms and hard copies of the consultation document are available at Dorset County Council (County Hall, Dorchester), Verwood Library and West Moors Library, or contact us for a copy.

Consultation period: 17 December 2018 to 28 January 2019

Comments must be received by 5:00pm on the 28 January 2019.

What happens next?

1.15 The next steps in the preparation of the Mineral Sites Plan are indicated below.

Key Stages	When
Specific consultation on AS27 Horton Heath	17 December 2018 - 28 January 2019
Further hearing date to discuss AS27 Horton Heath (if required)	14 February 2019
Consultation on proposed modifications to the whole Plan	February to April 2019
Mineral Sites Plan Adoption	Spring/Summer 2019

1.16 Responses received to this consultation on AS27 Land at Horton Heath will be considered by the Inspector, who will decide if a further focused hearings session to specifically consider the AS27 site is required.

1.17 There will be a final consultation on modifications proposed to the whole MSP as a result of the examination hearings. This is expected to take place from February to April 2019, after which the Inspector's report will be received and the MPA will be able to adopt the MSP. The timing of this final stage is not currently known.

Appendix 1 - AS27 - Land at Horton Heath

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Site location: Land at Horton Heath, Horton, Wimborne

Grid reference: SU 067 072

District/Borough: East Dorset District Council

Parish: Horton CP

Site area (approximate): 16.2 ha

Proposed development: Sand and gravel extraction (Poole Formation). There would be no requirement for on-site processing of material.

Estimated mineral resource: between 2,400,000 and 3,500,000 tonnes

Estimated annual output: 200,000 tonnes per annum

Expected life of quarry: 12 - 17 years

Existing land use/cover: Agriculture/Woodland

Estimated traffic movements: up to 80 lorries per day

Development Guidelines

Development Guidelines

Should the site be allocated in the Mineral Sites Plan, it would be accompanied by a series of development guidelines. The development guidelines set out the matters to be taken into account in relation to the development of a site at the planning application stage. They also include guidance on restoration objectives.

The guidelines are based on an assessment of the site at the current time, and the actions considered necessary to address the expected impacts resulting from extracting mineral from the site.

1. Natural Environment

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

The site is hydrologically linked to Horton Common Site of Special Scientific Interest, a component part of the Dorset Heaths Special Area of Conservation and Dorset Heathlands Special Protection Area/Ramsar European sites to the east. Hydrological investigations prior to development to determine how the hydrological link with Horton Common SSSI (a component part of the relevant European sites) will be protected.

Restoration of the worked areas to high quality acid grassland to support the adjacent European heathland sites.

2. Historic/Cultural Environment

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

3. Hydrology/Flood Risk

Site specific monitoring of geological, geotechnical and groundwater data should support the hydrological risk assessment to ensure no unacceptable impacts on hydrological connectivity and pathways and surface water flow regimes.

An assessment should be carried out to ensure that the proposed restoration will have no significant impact on water quality and cause no deterioration in Water Framework Directive status.

4. Transport/Access

Access to the site should be via the access route to the solar farm.

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. This will include assessing impacts on rights of way, and mitigation of identified impacts.

5. Landscape/Visual

There will be the need for a comprehensive landscape plan prior to the development of this site. Appropriate mitigation should be identified and implemented.

The adjacent bridleway is a key visual receptor and a full landscape and visual impact assessment should assess impacts on such features.

6. Airport Safeguarding

This site lies within the Bournemouth Airport Aerodrome Safeguarding Area and any future planning application will require an Aviation Impact Assessment, in consultation with Bournemouth Airport.

Restoration Vision

.1 Restoration should be to high quality acid grassland as this is a priority habitat and must ensure continuation of the hydrological link with Horton Common SSSI. If hydrology allows, restoration at excavated levels is the preferred option and would see a valley running from a high point in the southernmost corner down to the pond that lies a short distance to the north of the area. The sides of the valley would slope from the tracks along either side of the triangle, so the perimeter tracks and hedges would be maintained.