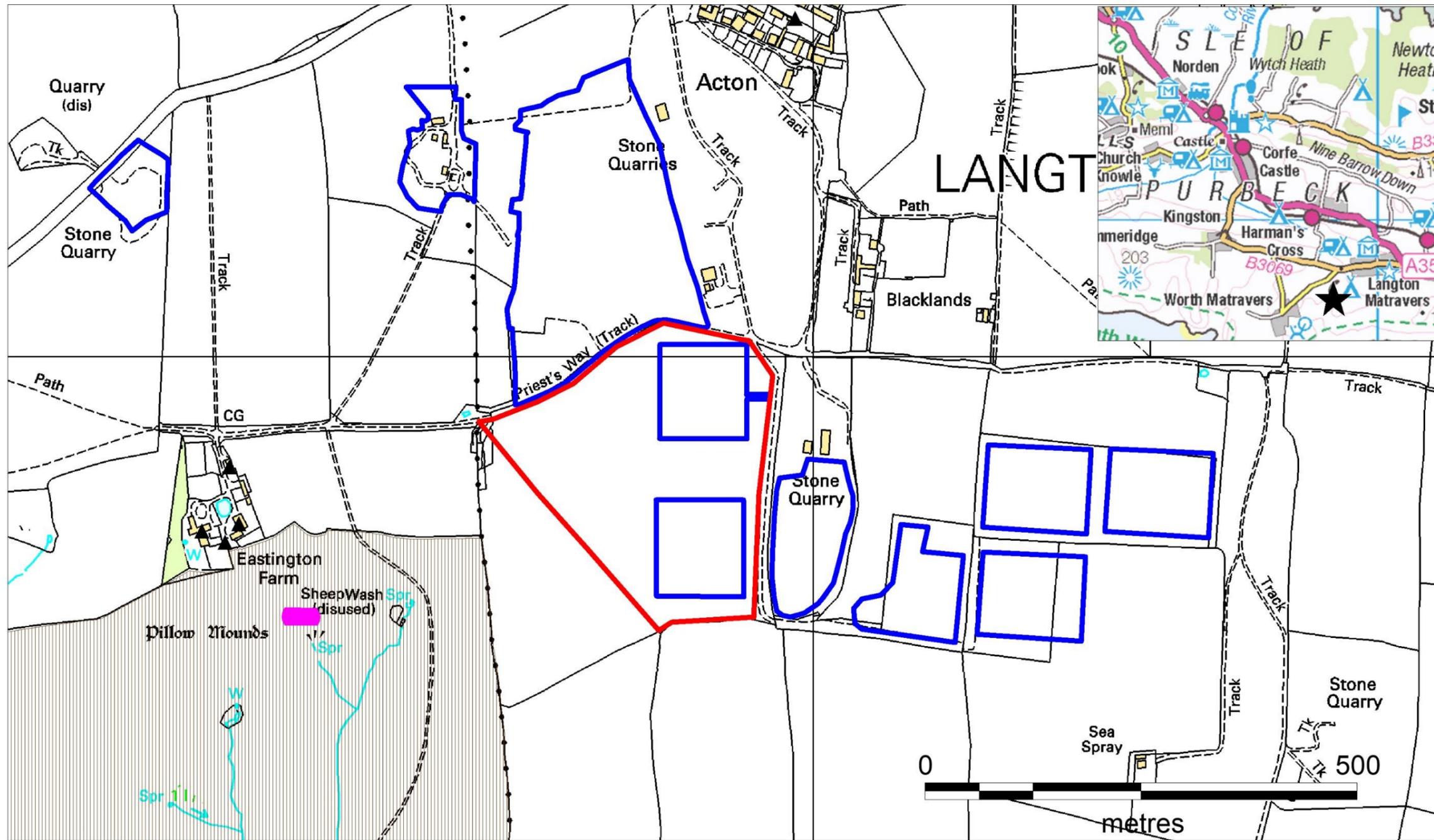


Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK17 – Home Field



PK17 - Home Field

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

- Scheduled monument
- Listed building

- SSSI
- SPA
- SNCI
- SAC
- Ramsar

★ Site location on Inset Map

GEOGRAPHICAL INFORMATION SYSTEMS



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Site Assessment of PK17 – Home Field

Site Information

Site Location	Home Field – adjacent to and south of Priest’s way; adjacent to and west of Blacklands Quarry; approximately 290m south of Acton. Grid Reference SY 987 778
District/Borough	Purbeck District Council
Parish/Town Council	Langton Matravers CP
Site Nominee/Owner Landownership issues? Any Mineral Operator interest	National Trust Operators currently active within site.
Agent	Land & Mineral Management
Mineral Planning History Is the site an extension to existing site? Has it been considered for minerals development in the past? Partly worked?	Site is an area owned by National Trust and proposed for gradual release for working. Operators are currently active within the proposed nomination area.
Legal or time-related constraints	None known.
Access to markets?	As for current workings within the site.
Is there geological evidence of the presence and viability of the mineral?	Existing workings within site.
Development proposed	<p>It is proposed that Home Field, as shown on the map above, is allocated in the Draft Mineral Sites Plan as land suitable for Purbeck stone extraction.</p> <p>If required during the Plan period, a replacement quarry for one of the 5 existing quarry operations on National Trust landholdings could be located within Home Field. Development of such a quarry would be subject to applying for and receiving planning permission.</p> <p>No new service areas are proposed.</p> <p>The current proposal establishes the principle of Purbeck stone quarrying in the field - no specific quarrying is proposed at this time. However, there are currently two Purbeck stone quarries on the eastern side of the Home Field site.</p> <p>Estimated reserve within the overall Home Field area is approximately 340,000 tonnes.</p> <p>Under National Trust approach to Purbeck stone working within the area, a 1 ha site could be worked at the rate of 2,000 tpa, giving an expected life of operation of an individual 1ha site of 20 years.</p> <p>Following working, it is expected that the quarried land would be restored to low impact grassland, which could be used as grazing land.</p>
Description of Site	The overall field is approximately 10.5ha The existing land use is agricultural land Grade 3b-4
Summary of Site Designations/Constraints	The site is adjacent to and east of SAC/SSSI. Scheduled Monument 200m to the west of the site. Site is within Dorset AONB and Purbeck Heritage Coast.
Relevant Local Planning Policy	Planning Purbeck’s Future – Purbeck Local Plan Part 1 – Adopted November 2012 Policy LHH – Area of Outstanding Natural Beauty Policy BIO – Regionally Important Geological/Geomorphological Site Policy LHH - Purbeck Heritage Coast
Residential properties and other land uses in the vicinity of the site	Acton village approximately 290m to the north; Eastington Farm is approximately 200m to the west. Quarries (existing and proposed) including service areas, to north and east.
Traffic Generation & Access Considerations	<p>Stone will be transported via the existing haul road to service areas for processing, and then eventually on to the B3069.</p> <p>All the stone will be transported from the quarry to the Service Area without the need to use a public highway. Once processed the stone products will continue to be sold from the Service Area.</p> <p>Stone is typically picked up by builders in small pick-up trucks. Between 0-6 vehicles (0-12 vehicle movements) per day are associated with the sale of stone. For big orders a 10-20 tonne Lorry is used although this typically occurs only once a month. In each case vehicles use the established road access onto the Acton to Worth Matravers road. As it is not proposed to increase outputs, there will be no change in the level of traffic currently using the Service Area.</p>

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Site Assessment of PK17 – Home Field

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, subject to a suitable stand-off to protect the SAC grassland to the west Dorset County Council 7Nov13	
Criterion C2 - Impact on areas used by Annex 1 bird species.	D
No comment Dorset County Council 7Nov13	
Criterion C3 - Impact on national designations.	D
No comment Dorset County Council 7Nov13	
Criterion C4 - Impact on protected species.	D
No comment Dorset County Council 7Nov13	
Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.	D
No comment Dorset County Council 7Nov13	
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.	

Topic: Geodiversity

SA Objective: To maintain, conserve and enhance 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. Dorset County Council 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. Dorset County Council 23 October 2013	

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK17 – Home Field

Criterion C8 – What is landscape capacity to accommodate proposed development.	C
<p>In the zone of least landscape and visual impact so it will be how the area is worked which will determine its capacity. Small areas, quantities, progressive restoration and in short campaigns with low stockpiles is recommended.</p> <p>Dorset County Council 23 October 2013</p>	
Criterion C9 – Impact on historic landscapes.	D
<p>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.</p> <p>Dorset County Council 31/10/2013</p>	
<p>Possible Mitigation:</p> <p>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.</p>	

Topic: Cultural Heritage

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

Criterion C10 – Impact on historic buildings.	D		
<p>This site is part of a characterful landscape of which the quarrying activities help to form its character. Buildings are not immediately adjacent to the site but derive character from the overall landscape. The quarry will have no significant impact on the listed buildings. Assessment D.</p> <p>Dorset County Council 22 October 2013</p>			
Criterion C11 – Impact on archaeology.	A	B	C
<p>There is a Scheduled Monument to the west of the site (SM33164 – ‘Pillow mound 145m south east of Eastington Farm’). The discovery of Iron Age and Roman period remains at the Blacklands site to the east and north-east of the site indicates the present site’s high potential for below-ground archaeology. There is also potential for industrial archaeological evidence of early quarrying. Archaeological assessment (including of the impact on the setting of SM33164 and other Scheduled Monuments in the area) 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.</p> <p>Dorset County Council 31/10/2013</p>			
<p>Possible Mitigation:</p> <p>Full assessment, including Environmental Impact Assessment, will be carried out as part of any planning application. This will include assessment of heritage impacts and identification of appropriate mitigation.</p> <p>It is considered that the Development Management policies of the Minerals Strategy, especially Policy DM 7, together with the policy stance of the National Planning Policy Framework, provide adequate protection to any archaeology that may be found during development.</p> <p>No further action considered necessary at this stage.</p>			

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		
<p>Site is underlain by a secondary aquifer. No impact on any Source Protection Zones. Not known if any licensed water supply points in the vicinity.</p> <p>Dorset County Council 4 November 2013</p>			
Criterion C13 – Impact on surface waters.	B		
<p>Surface water (river) potentially within 100m of future quarry.</p> <p>Dorset County Council 4 November 2013</p>			
Criterion C14 - Impact on flooding or coastal stability.	D		
<p>Site is entirely within Flood Zone 1. No impact on coastal stability.</p> <p>Dorset County Council 4 November 2013</p>			

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK17 – Home Field

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 quality agricultural land. Any soil removed will be protected during working and can be used to restore the land.
Dorset County Council 4 November 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.

Dorset County Council 4 November 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 1 November 2013

Possible Mitigation:

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

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

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

Criterion C18 - Impact on Sensitive Human Receptors.

C

Properties within 100m to north west; 250m to west and approximately 300m to the north. Campsites at approximately 400m and 600m to north/north west. Context is small quarries in an area with a long history of Purbeck Stone quarrying. Nation Trust will control rate of quarrying. Only small areas within the overall field will be quarried – exact sites not known yet. Appropriate screening to be determined.

Dorset County Council 4 November 2013

Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Site Assessment of PK17 – Home Field

Criterion C19 - Impact on existing settlements.	D
<p>Acton is approximately 300m to the north; Langton Matravers is approximately 750m to north west. Minimal impact, given rate of quarrying and context of the site proposals.</p> <p>Dorset County Council 4 November 2013</p>	
<p>Possible Mitigation:</p> <p>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.</p> <p>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.</p>	

Criterion C20 - Impact on airport safety	D
<p>Site is approximately 23km from airport and not proposed for wet working or restoration.</p> <p>Dorset County Council 4 November 2013</p>	

Criterion C21 - Effects on cumulative impacts.	B
<p>Site nomination comprises a new proposal in an area where there is a high concentration and long history of mineral extraction. 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.</p> <p>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 likely to be a replacement for a quarry closed or closing, with no proposed intensification expected, reduces potential for cumulative impacts.</p> <p>Dorset County Council 4 November 2013 11.11 2013.</p>	
<p>Possible Mitigation:</p> <p>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.</p> <p>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.</p>	

Topic: Social Considerations – Carbon Emissions

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

Criterion C22 - Impact on carbon emissions	B
<p>Site will rely on road transport.</p> <p>Dorset County Council 4 November 2013</p>	
<p>Possible Mitigation:</p> <p>Guidance and best practice will be followed, to minimise carbon emissions as far as is practicable.</p>	

Topic: Social Considerations

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

Criterion C23 – Impact on recreational land	D
<p>Site is agricultural land, not used for formal/informal agricultural purposes.</p> <p>Dorset County Council 4 November 2013</p>	
Criterion C24- Impact on public rights of way	C
<p>Bridleway runs along northern edge of site nomination. Given the context of the site there is no need for realignment of the route and probably no need for special screening. Further assessment required of possible impacts and appropriate screening.</p> <p>Dorset County Council 4 November 2013</p>	

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Site Assessment of PK17 – Home Field

Possible Mitigation:

Further assessment will be undertaken at planning application stage with appropriate mitigation identified if necessary/appropriate. No further action required at this stage.

Criterion C25 - Are the access proposals acceptable

C

Access is proposed via the existing service area and the C135 to the B3069. From here vehicles will travel to the A351 either west, past Kingston, or east, through Langton Matravers. Vehicle movements here are expected to be low and will not exceed that which currently exists. While access to the strategic network will involve travel through existing settlements, the low number of trips plus the B class of the road used means that there will be limited impact. Therefore the site has been given a C rating.

Dorset County Council 29 October 2013

Extension to existing quarries using the existing access which is sub-standard and needs improvement for the following reasons: Although an existing access serving existing quarries, it is only a granular sub-base material with no bound surfacing course and extends right up to where it abuts the carriageway of the public highway. Due to wear/settlement it is below the carriageway level and this is resulting in longitudinal cracking to the edge of the carriageways macadam construction. Furthermore this unbound surface results in limestone dust/slurry being tracked onto the highway where it creates an obvious hazard and nuisance especially in wet weather. An agreed length (suggest 50 metres minimum) of the access from the highway should be re-levelled/compacted with any soft spots rectified and then the whole surfaced with a bound material if quarrying operations are to continue, and certainly if an increase is to be permitted.

Dorset County Council January 2017

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 requested and awaited.

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

Environment Agency

Environmental Constraints:

- Adjacent South Dorset Coast SSSI and St Albans Head to Durlston Head SAC
- Secondary Aquifer
- Flood Zone 1

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Protection of Water Resources (Hydrology/groundwater/ surface water management and flooding)	
	<p><u>Dec 2013</u></p> <p>We agree with the criteria classification C12, C13 and C14 for this site, which is given in the supporting documents.</p> <p>Our previous comments provided on the 4 Nov 2013 are still relevant. 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> <ul style="list-style-type: none"> • Proposals which maximise the wetland restoration opportunities at each site • Water Framework Assessments (WFD) as necessary and will contribute to the relevant River Basin Plan objectives • Proposals should maximise the overall wetland gains. • EIA/Restoration proposals should incorporate gain of wetland features which will contribute to the aspirations of the England Biodiversity Strategy <p><u>Oct 2013</u></p> <p>New site</p> <p>No objection, at this stage but further assessments required.</p> <p>C3: South Dorset Coast SSSI and Isle of Portland to Studland Cliffs SAC to west and south. Therefore Natural England should be consulted.</p> <p>C7: Site within Purbeck Heritage Coast. We therefore recommend you consult with your Heritage Coast colleagues at DCC.</p> <p>C11: A Scheduled Ancient Monument – a Pillow Mounds are present approx within 200m to the west of proposed working area. The County Archaeologist and English Heritage must be consulted as soon as possible to ensure these are protected.</p> <p>C12: Criteria classification 'C' rising to Class 'B' if significant adverse impact is determined for the groundwater spring issues rising 80m from the site. These springs must be protected.</p> <p>The combined impacts of Purbeck Limestone Quarries should be assessed where a number of sites affect the same water resource or receiving water course.</p> <p>C13: Criteria classification 'B' as there is a watercourse approximately 80m from the site.</p> <p>C14: Criteria classification 'D' as within FZ1.</p> <p>Studies required/ considerations:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Ecological study required • Hydrogeological assessment • Protect and enhance water features near site. • Water Framework Directive Assessment may be required <p><u>July/August 2015</u></p> <p>No objection to proposals and no further comments over and above those previously made in earlier consultations.</p>
Lead Local Flood Authority (LLFA) - DCC	<p>PK17 Home Field Quarry Site Assessment –</p> <p>No grounds for objection, subject to detail: 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. Given the prevailing geology and fall in ground levels, it is likely that surface water would be managed via infiltration, or controlled discharge to an adjoining stream. Whilst a site specific strategy of surface water management is a requirement for all development (NPPF) no off site worsening is anticipated. Prior Land Drainage Consent may be required from DCC as relevant LLFA, for any works offering an obstruction to flow within a channel with the status of Ordinary Watercourse.</p>

Landscape & Visual Impact	
Dorset AONB Team	No concerns

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Nature Conservation – Biodiversity Impacts

Natural England comments	No comment
Dorset Wildlife Trust	<p>PK-17 Home Field</p> <p>See Dorset Wildlife Trust’s comments for PK-02 Blacklands Quarry as they apply here.</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 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.</p> <p>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.</p>

Historic Environment

Historic England Comments	<p>2014.</p> <p>MSP PK17 - Home Field</p> <p>I note that an archaeological impact assessment is required before the effect of the proposal can be fully established and any principal determined.</p> <p>2015.</p> <p>Site Assessment – “There is a Scheduled Monument to the west of the site (SM33164 – ‘Pillow mound 145m south east of Eastington Farm’). The discovery of Iron Age and Roman period remains at the Blacklands site to the east and north-east of the site indicates the present site’s high potential for below-ground archaeology. There is also potential for industrial archaeological evidence of early quarrying. Archaeological assessment (including of the impact on the setting of SM33164 and other Scheduled Monuments in the area) 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).</p> <p>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?</p> <p>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.</p>
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Agricultural Land Classification

DCC Minerals Team	Grade 3
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