

Appendix A: Site Allocations

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Background

1 This Appendix contains Development Guidelines for each of the allocated minerals sites, setting out key site specific information relating to potential constraints, opportunities and issues to be addressed at the planning application stage.

Development Guidelines

2 The Development Guidelines set out the matters to be taken into account in relation to 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 prepared 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.

3 As a result of the issues set out in the Development Guidelines, and depending on the precise nature of the development proposed, mitigation measures are likely to be required in order to prevent adverse impacts occurring. If adverse impacts are unavoidable and it is considered that they are an acceptable part of the development proposed, compensation measures may be required.

4 A landscape-scale approach to restoration should be adopted ⁽¹³⁾, taking into account the existing natural, built, historic and cultural landscape character; and existing or proposed restoration of minerals sites adjacent to, or in the vicinity of, the allocation. All restoration schemes should be designed to best meet the particular characteristics and future aspirations of the wider landscape. These may include opportunities for natural flood risk mitigation, biodiversity, tourism or other multi-functional uses.

5 Access to/from sites, particularly road access, is a key safety issue and can cause significant impacts on areas/residents/road users around a mineral site. The Mineral Planning Authority wish to draw attention to the *Standard for construction logistics: Managing work related road risk (WRRR)* ⁽¹⁴⁾ as an example of a good practice approach to reducing access related impacts of the development and use of a mineral site.

Relationship to the Minerals Strategy 2014

6 As already mentioned, the Mineral Sites Plan delivers, and is an integral part of, the Minerals Strategy 2014. The two documents should be read together, and the policies of the Minerals Strategy 2014, particularly development management, safeguarding and restoration policies, will be applied to the proposals (particularly the site allocations) of the Mineral Sites Plan.

13 See paragraphs 15.4 to 15.7 of the Minerals Strategy 2014 for further information.

14 Facilitated by Transport for London. See: <https://www.tfl.gov.uk/info-for/freight/safety-and-the-environment/managing-risks-wrrr?intcmp=7787> for further information.

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Sand and Gravel

AS-06: Great Plantation

Site location: Great Plantation, land to the south of Puddletown Road, Wareham.

Grid reference: SY 860 884

District/Borough: Purbeck District Council

Parish: East Stoke CP

Site area (approximate): 14.6 hectares

Estimated mineral resource: approximately 2,000,000 tonnes

Existing land use/cover: Coniferous woodland, heathland, grassland

Proposed development: Extraction of gravel and underlying Poole Formation sand

Development Guidelines

Natural Environment

Impacts on biodiversity are of key importance. These include, but are not limited to, issues such as:

- Recreational displacement
- Proximity to European designated sites and protected species characteristic of such sites
- Impacts on nationally designated sites
- Potential for benefits from site restoration
- Potential for impacts on Nightjar and other Annex 1 birds
- Impacts on protected species, such as smooth snake and sand lizard

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

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.

Discussions have focused on the need to provide a Heathland Support Area in the vicinity of Great Plantation to further protect designated heathlands from potential displacement of recreation.

Historic/Cultural Environment

There are heritage assets, including scheduled monuments, close to and in the vicinity of 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.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Landscape/Visual

Development has the potential to affect designated landscapes (the AONB to the south, with views from the Purbeck Hills) as well as more local areas. There are also potential cumulative landscape and visual impacts in relation to the existing workings in the area. A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented.

Other

The site is open access land; any loss of access, even if only temporary, must be replaced by other opportunities for public access.

Cumulative impacts, given the other mineral workings in the vicinity, must be assessed and where necessary, addressed. It is expected that this site will not be worked simultaneously with current workings at Hyde/Hines pits.

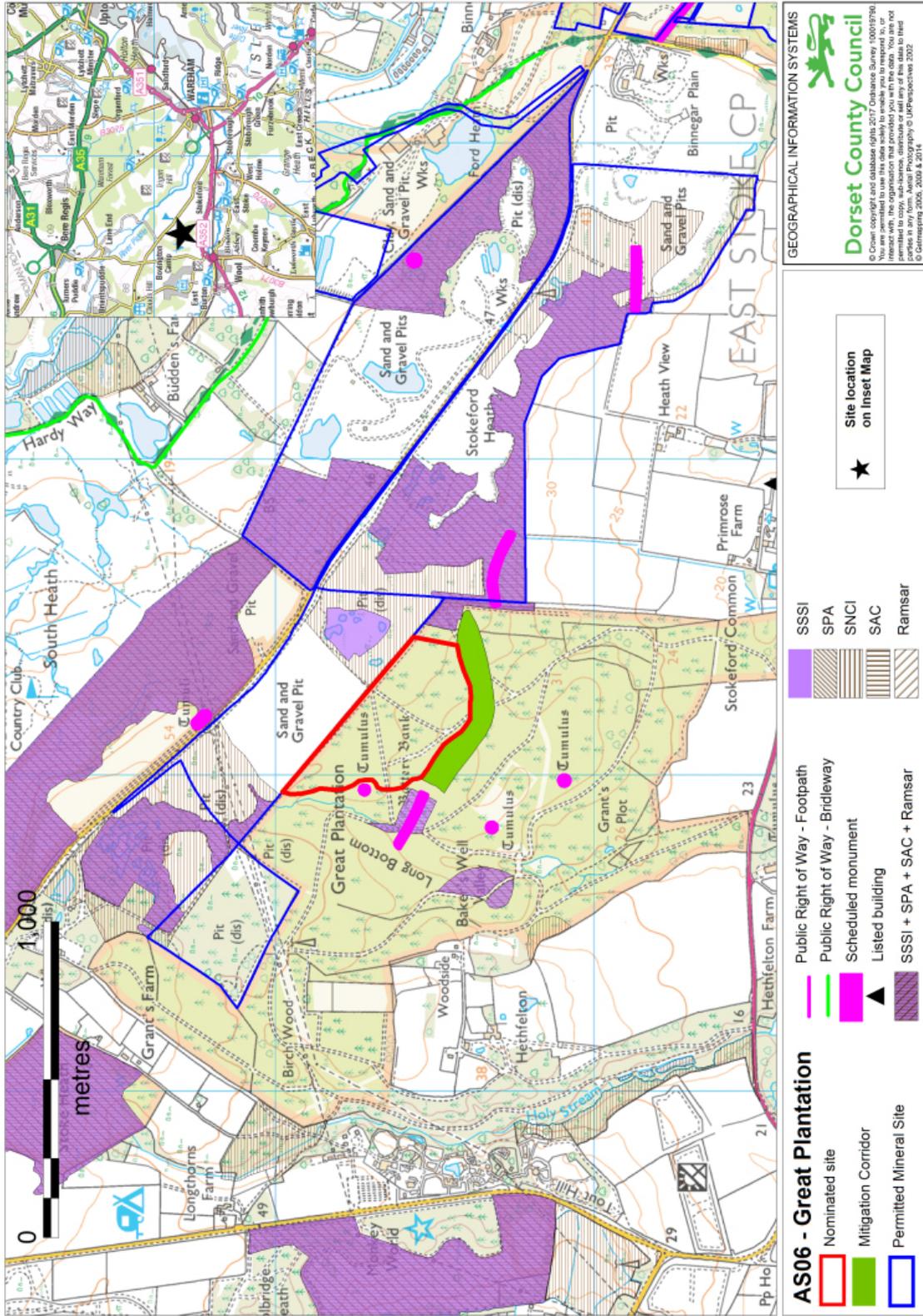
This site is within the Puddletown Road Policy Area, as defined in the Bournemouth, Dorset and Poole Mineral Sites Plan and opportunities to achieve land management and restoration benefits through this policy approach will be addressed.

Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type, a typically a flat to undulating landform. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective, to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic.

Restoration should promote a multi functional and interconnected approach, providing Green Infrastructure including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill. All recreational activities should divert pressure from sensitive heathland habitats.

Figure 10 Great Plantation



AS-09: Hurn Court Farm Quarry, Hurn, Christchurch

Site location: Hurn Court Farm Quarry, West Parley

Grid reference: SZ 115 971

District/Borough: Christchurch Borough Council

Parish: Hurn CP

Site area (approximate): 14.2 ha

Estimated mineral resource: Approximately 600,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel, as an extension and continuation of the existing Hurn Court Farm Quarry to the south east of this site.

Development Guidelines:

Natural Environment

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

Historic/Cultural Environment

There is a Grade 2 Listed Building adjacent 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. Full assessment of possible impacts is required, with adequate and appropriate screening to be in place prior to working.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 but is in close proximity to Flood Zones 2 & 3 and the floodplain of the Main River Stour, along the southern boundary. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

Parley Lane and other roads in the vicinity have high traffic levels. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

The site is adjacent to Bournemouth Airport, and must be developed and restored in accordance with best practice to prevent bird strike risk.

Opportunities to increase informal recreation/public open space in the Stour Valley and to create links to existing public rights of way to be included in restoration.

Landscape/Visual

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of original site. Existing hedgerows around site to be maintained and enhanced, and the height of storage heaps kept to an appropriate level to avoid visual impacts.

Other

Development of this extension should not lead to any intensification in working over existing operation, and should not be worked simultaneously with the existing operation.

Impacts on local amenity, including adjacent properties and businesses, to be assessed and appropriately mitigated.

Restoration Vision

The site falls within the River Terrace Landscape Type, and the vision is for "restoration mainly to agricultural use but with significant space restored for informal public open space linked to footpath/cycle networks and to existing and future built development. Retained features like hedges, woodland and characteristic shelterbelts should be enhanced and linked with new similar native planting. Undisturbed margins along watercourses and/or rights of way to act as key wildlife/recreation corridors linking existing and new habitats/planting".

AS-12: Philliol's Farm

Site location: Land at Philliol's Farm, Bere Heath, Wareham

Grid reference: : SY 863 915

District/Borough: Purbeck District Council

Parish: Bere Regis CP

Site area (approximate): 67ha

Estimated mineral resource: approximately 1,500,000 tonnes

Existing land use/cover: Agricultural

Proposed development: Extraction of sand and gravel

Development Guidelines

Natural Environment

Full assessment of ecological impacts, particularly direct and indirect impacts on the Fairy Shrimp and its habitat and all national and international designations (including Bere Stream SSSI and Philliol's Coppice SNCI), will be required with appropriate mitigation identified and implemented.

Development at AS-12 Philliol's Farm may have significant effects on displacement of recreation and species in particular. Development proposals should either mitigate these effects or reduce them to non-significant levels.

Historic/Cultural Environment

There is likely to be high archaeological potential at this 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. This is particularly relevant to the Listed Buildings at the centre of the site.

Archaeological/heritage assessment and evaluation will be required as part of the development of the site.

Hydrology/Flood Risk

This site is within Flood Zone 1, but adjacent to Flood Zones 2 and 3 of the River Piddle/Bere Stream. There is potential for surface water flooding during severe rainfall events (i:100/1:1000 years). A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Assessment of the water environment should include downriver effects.

Transport/Access

The local road network to the south and west of the site is unable to cater for heavy traffic and will not be used for access purposes, with the exception of a crossing over the D50307. Access will be to/from the C7 to the north, over a haul route which will be routed and designed in a way that mitigates impacts on the nature conservation and heritage designations in the vicinity and addresses the issue of displacement of recreation.

A Transport Assessment will be required, to assess possible impacts in traffic terms and identify appropriate mitigation.

Opportunities to improve access to informal recreation/public open space and to create links to existing public rights of way to be included in restoration.

Landscape/Visual Impacts

This is an intimate and sensitive part of the Heath Forest Mosaic and development would affect the existing rural character and views from close proximity sensitive visual receptors (residential and bridleway). It would introduce a new obtrusive use into this landscape. The capacity is low without mitigation and medium/low with mitigation.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including on residential development in the vicinity.

Other issues to take into consideration

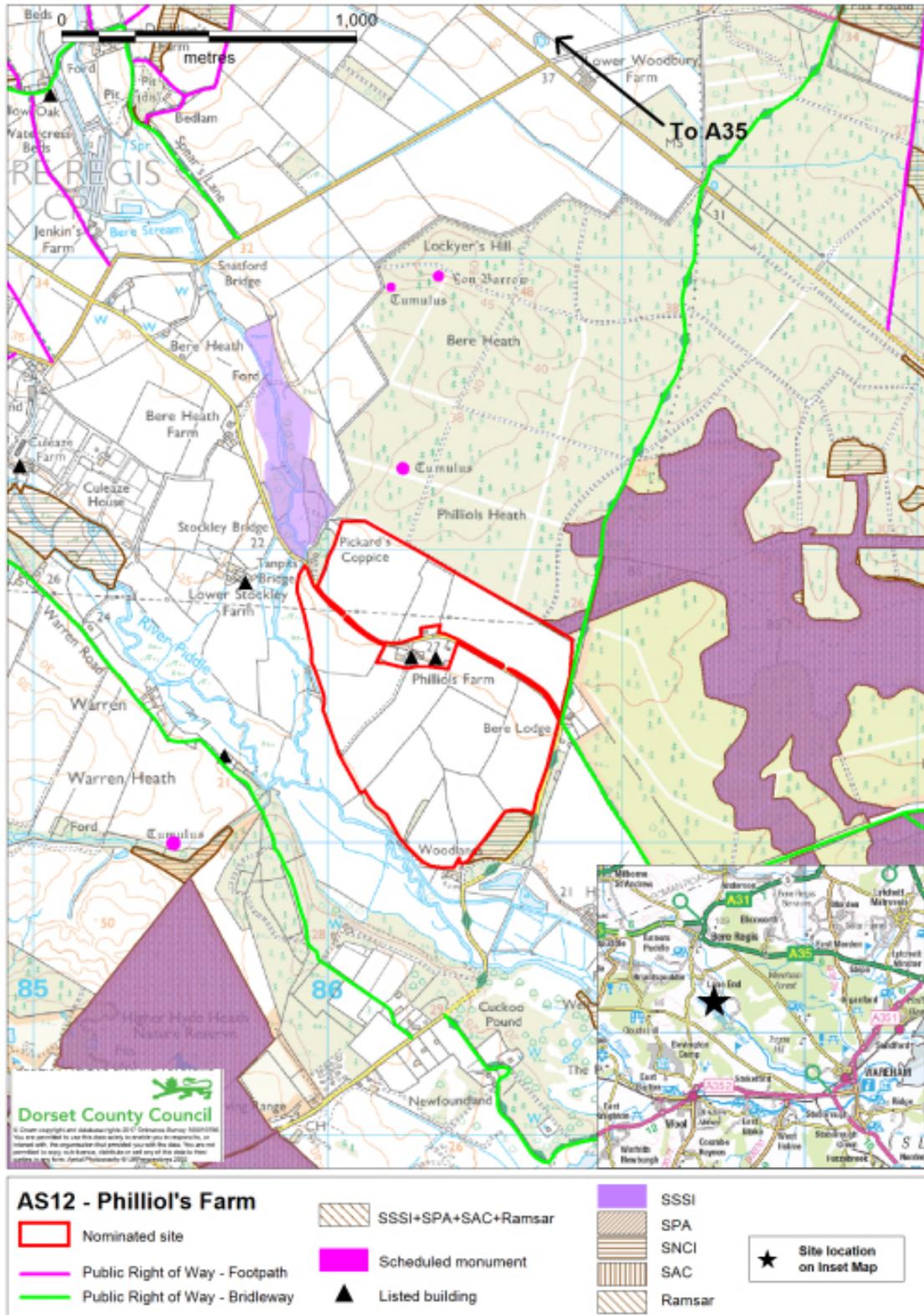
- Mitigating impacts on public access in the vicinity of the site, including recreational displacement effects.
- It is likely that for hydrological and biodiversity reasons, an undeveloped buffer along the Piddle will be required
- The site includes BMV agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.
- Opportunities to increase flood water storage, during and after working.
- There are also opportunities in the restoration to establish river diversion wetlands on the Bere Stream and/or River Piddle which could have multiple benefits in the way of biodiversity gains, enhanced experience of public access and nutrient reduction with consequent benefits for Poole Harbour.

Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type. The landscape is typically a flat to undulating landform where there is a need to have a multi functional and interconnected approach to restoration to provide Green Infrastructure, including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill.

All recreational activities need to divert pressure from sensitive heathland habitats. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic. Protecting and managing blocks of conifer plantations, especially where they act as screens/buffers to urban/military uses, is also important. Their gradual thinning to reduce the proportion of conifers and reduce their 'hard' edges is a key part of their management.

Figure 12 Philliol's Farm



AS-13: Roeshot, Christchurch

Site location: Land to the east of Burton, and north of the A35 at Christchurch.

Grid reference: SZ 177 950

District/Borough: Christchurch Borough Council

Parish: Burton CP

Site area (approximate): 74 ha

Estimated mineral resource: approximately 3,500,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel. Adjacent land in Hampshire is proposed for minerals development and subject to permission being granted for the adjacent land, it is expected that this site will be worked as an extension of the Hampshire site.

Development Guidelines

Natural Environment

Full assessment of ecological impacts, particularly direct and indirect impacts on the Southern Damselfly and its habitat will be required with appropriate mitigation identified and implemented. As this species is a Qualifying Feature of the Dorset Heaths and Studland Dunes SAC, and the Dorset Heaths SAC, development proposals must either mitigate effects or reduce them to non-significant levels.

Historic/Cultural Environment

There is likely to be archaeological potential at this site. The Burton Conservation Area lies to the west of the allocation. 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.

Hydrology/Flood Risk

This site is partly within Flood Zones 2 and 3, and is adjacent to the River Mude, a Main River. There is potential for surface water flooding during severe rainfall events (i:100/1:1000 years). A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

A Flood Risk Assessment and the adoption of a sequential approach to the layout of the site is also required, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1.

Assessment of the water environment should include downriver effects on the Mude.

Transport/Access

This proposal is in an area subject to traffic congestion, with the potential for cumulative impacts with housing development in the vicinity. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

It is expected that site access will already have been established through the development of the eastern part of the site within Hampshire.

Landscape/Visual Impacts

Potential impacts, including on residential development in the vicinity and the Burton Conservation Area, to be assessed and appropriate mitigation identified and implemented.

Potential impacts on the New Forest National Park and its setting should also be considered.

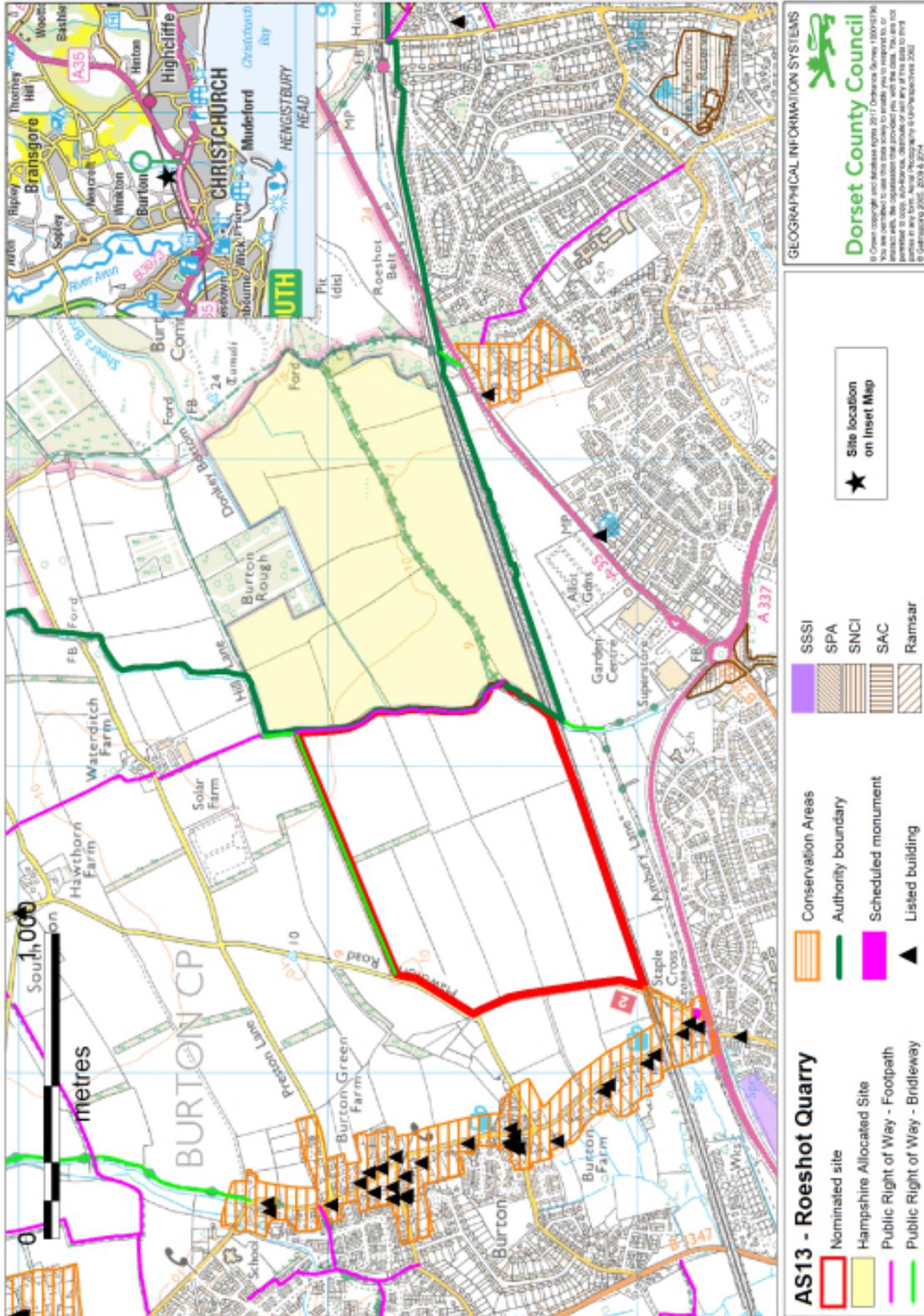
Other issues to take into consideration

- Impacts on rights of way in the vicinity of the site
- For hydrological and biodiversity reasons, an undeveloped buffer along the Mude is required
- Use of part of the site as a SANG for the housing to be built south of the railway
- Airport safeguarding issues
- The site is BMV land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.
- Oil pipeline crosses the site
- Opportunities to increase flood water storage, during and after working

Restoration Vision

The site falls within the River Terrace Landscape Type, and the vision is for "restoration mainly to agricultural use but with significant space restored for informal public open space linked to footpath/cycle networks and to existing and future built development. Retained features like hedges, woodland and characteristic shelterbelts should be enhanced and linked with new similar native planting. Undisturbed margins along watercourses and/or rights of way to act as key wildlife/recreation corridors linking existing and new habitats/planting".

Figure 13 Roeshot



AS-15: Tatchells Quarry Extension, Wareham

Site location: Tatchells Quarry, north-west of Wareham

Grid reference: SY907882

District/Borough: Purbeck District Council

Parish: Wareham Town CP

Site area (approximate): 2.5ha

Estimated mineral resource: approximately 380,000 tonnes

Existing land use/cover: Agriculture/pasture

Proposed development: Extraction of sand and gravel, as an extension and continuation of the existing Tatchells Quarry.

Development Guidelines

Natural Environment

It is expected that there will be protected species (reptiles) around the site. Full ecological assessment will be required, with appropriate mitigation identified and implemented

Historic/Cultural Environment

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.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1. There is some minor risk of surface water flooding during severe rainfall events (1:100/1000yr).

A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required, along with a hydrological/hydrogeological assessment that identifies any required mitigation. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

Access will not be via Carey Road, but over other areas of the Tatchell's site to access the C7. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Landscape/Visual

Although the site is considered unlikely to be visually intrusive, being screened from the residential areas of Wareham and Northport by a ridge of high land, a Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of original site. Existing hedgerows around site to be maintained and enhanced, and the height of storage heaps kept to an appropriate level to avoid visual impacts.

Other

Consideration to be given to linking development of this site with reduction in development area of existing adjacent site to the west, moving the current edge of the site northwards and minimising visual impacts when viewed from the lower land to south.

Restoration should not be to agriculture alone - as the site is adjacent to heathland areas and quarry restorations that support protected species, development of this site provides an opportunity to enhance biodiversity through its restoration.

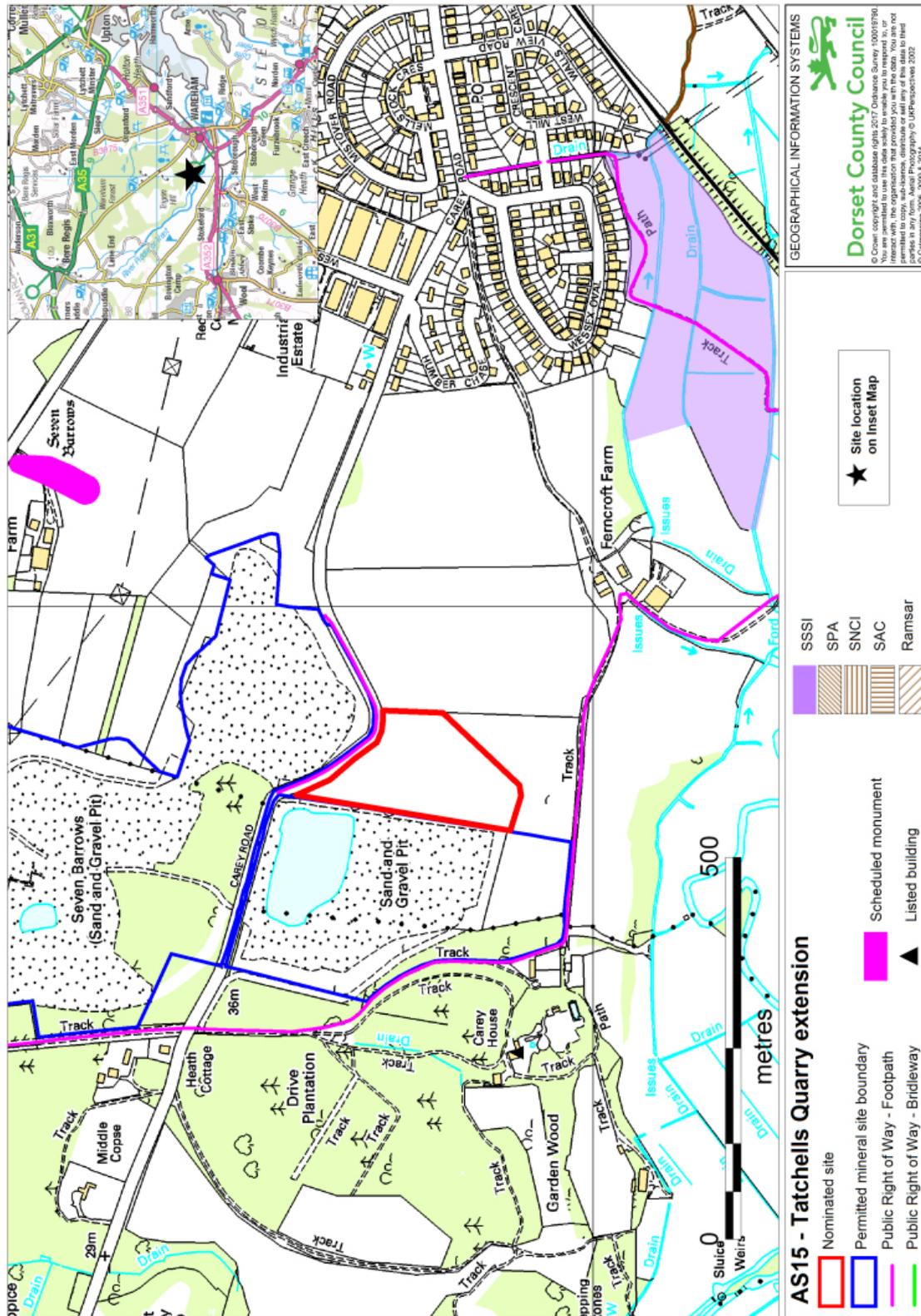
A footpath runs in the road to the north of the site. This is an opportunity, post restoration, to provide a safer route for the footpath, running south of the hedge and out of the road.

Restoration Vision

This site lies within the Forest/Heath Mosaic Landscape Type. The landscape is typically a flat to undulating landform where there is a need to have a multi functional and interconnected approach to restoration to provide Green Infrastructure, including recreational, landscape, biodiversity and amenity benefits. This must be a long-term restructuring of parts of the landscape currently affected by existing and future mineral extraction and landfill.

All recreational activities need to divert pressure from sensitive heathland habitats. The restoration to a heathland and semi natural grassland/scrub mosaic is the key objective to link with existing heathland sites to create a large and continuous habitat managed by extensive grazing. The heathland is the key habitat in this mosaic.

Figure 14 Tatchells Quarry extension



AS-19: Woodsford Quarry Extension, Woodsford

Site location: Land to the north-east of Woodsford Quarry, to the east of Dorchester.

Grid reference: SY 776 904

District/Borough: West Dorset District Council

Parish: Woodsford CP

Site area (approximate): 90ha

Estimated mineral resource: approximately 2,100,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of River Terrace sand and gravel, as an extension and continuation of the existing Woodsford Quarry.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on River Frome SSSI which is in close proximity, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There are designated and undesignated heritage assets on and around the site, including:

- Frome Bridge and its setting
- Listed buildings
- Other historic features and below-ground archaeology.

It is also necessary to establish whether features (earthworks and structures) associated with the watermeadow systems remain, and what the impact on them would be. 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.

Hydrology/Flood Risk

This site is partly within Flood Zones 2 and 3, and is adjacent to the River Frome, a Main River. A hydrological/hydrogeological assessment will be required, identifying any required mitigation.

There is potential for surface water flooding during severe rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

A detailed Flood Risk Assessment for all work phases, including restoration, is also required along with a sequential approach to the layout of the site, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1.

Transport/Access

Mineral from the extension should continue to be processed at the existing plant site, with no intensification of production or simultaneous working of the current site and extension. Access to the site will be via the existing access. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation.

Potential impacts on the footpath that runs adjacent to the site's north-west boundary to be assessed.

Landscape/Visual

The landscape is open and agricultural in character and development has the potential to impact on the openness of this landscape and on existing businesses and residents in the vicinity. A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings, including possible cumulative impacts with restoration of the current site. Existing hedgerows around site to be maintained and enhanced, with new screen planting of hedgerows or woodland where appropriate. Any storage to be kept to a height that minimises visual impacts.

Other

Opportunities to increase informal recreation/public open space in the Frome Valley and to create links to existing public rights of way to be included in restoration.

The site is BMV agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

Potential impacts on residential amenity to be assessed, with mitigation identified where appropriate.

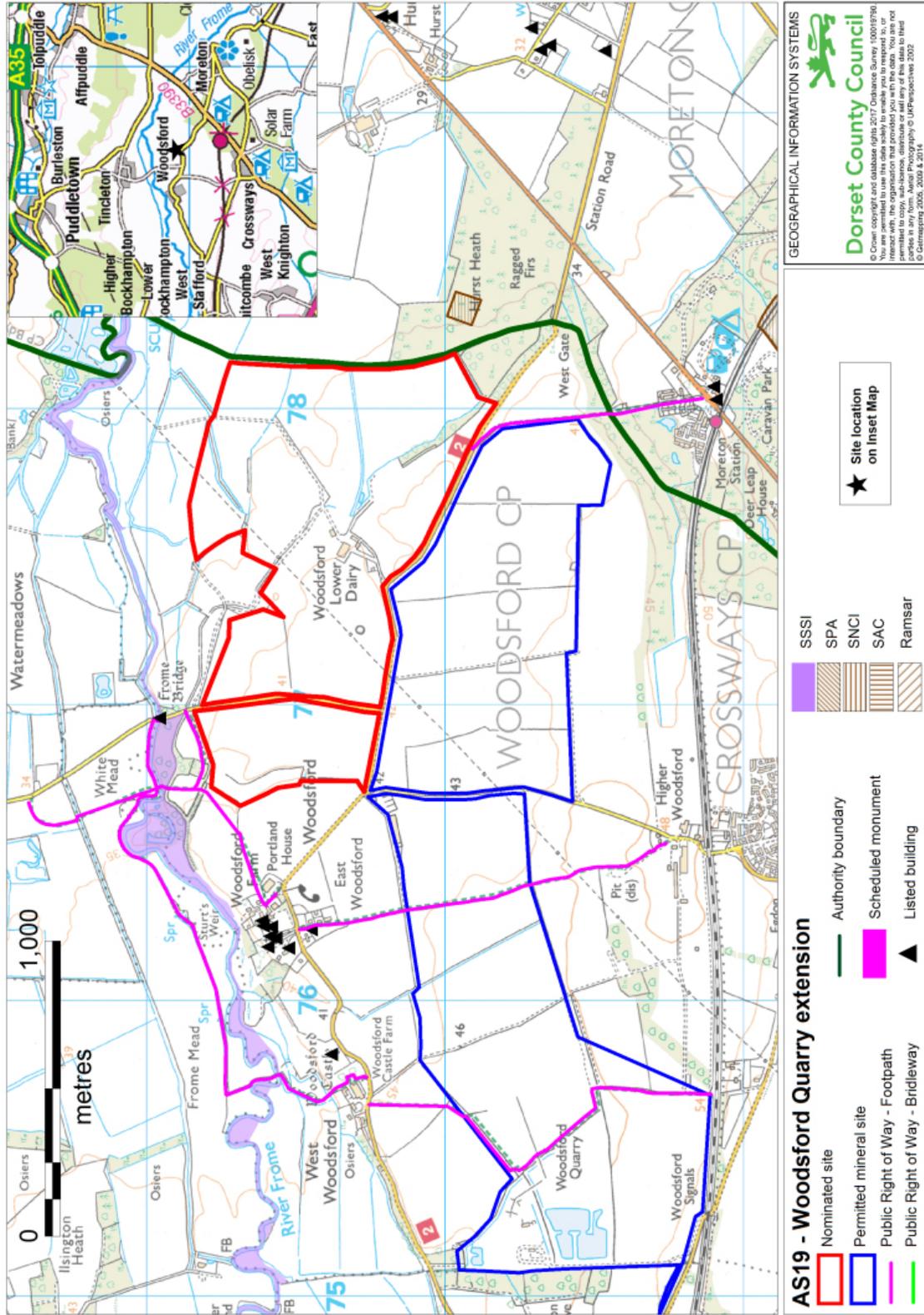
The potential for cumulative impacts with other mineral working in this area (particularly the Hurst Farm site, AS26), and existing/proposed housing development, must be taken into consideration.

Restoration Vision

The site is within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multi-functional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, contribute towards overall reduction in Phosphate, Nitrogen and sediment load in the lower reaches of the River Frome and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird.

Figure 15 Woodsford Quarry extension



AS-25: Station Road, Moreton

Site location: Land to the west of Moreton village

Grid reference: SY 789 891

District/Borough: Purbeck District Council

Parish: Moreton CP

Site area (approximate): 58.5 ha

Estimated mineral resource: approximately 3,100,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Extraction of sand and gravel

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on the River Frome SSSI, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

Moreton Conservation Area, and Listed Buildings, are adjacent to the north-eastern boundary of the site. The site is within a historic landscape, and there is potential for buried archaeology.

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.

Hydrology/Flood Risk

The site is entirely within Flood Zone 1. A hydrological/hydrogeological assessment identifying potential risks to the water environment along with any required mitigation, will be required. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

An ordinary watercourse crosses the site, and prior Land Drainage Consent from Dorset County Council as the Lead Local Flood Authority may be required.

There is some theoretical risk of surface water flooding, including isolated ponding and two overland flow paths towards the north-east during significant rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

Transport/Access

Access will be from the B3390 - there will be no access onto Station Road/C33. A new access could be formed directly onto the B3390 - peak hours should preferably be avoided, and movements may need to be capped with consideration given to routing particularly to the north due to the constraints at Affpuddle and Briantspuddle. Adequate visibility will need to be provided.

A National Cycle Network route crosses the B3390 to the north of this site. A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Cumulative impact, taking into account existing and proposed housing development and other mineral sites, is a key issue to be addressed.

Landscape/Visual

Development will impact on the openness of the river valley pasture landscape. There will also be a significant adverse impact on the pattern of field boundary hedgerows/trees and copses.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings.

Other

The Station Road site will not be worked simultaneously with the nearby Hurst Farm site (AS26) allocated in this Plan.

The land is good quality agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

The potential for cumulative impacts with other mineral working in this area, and existing/proposed housing development, must be taken into consideration.

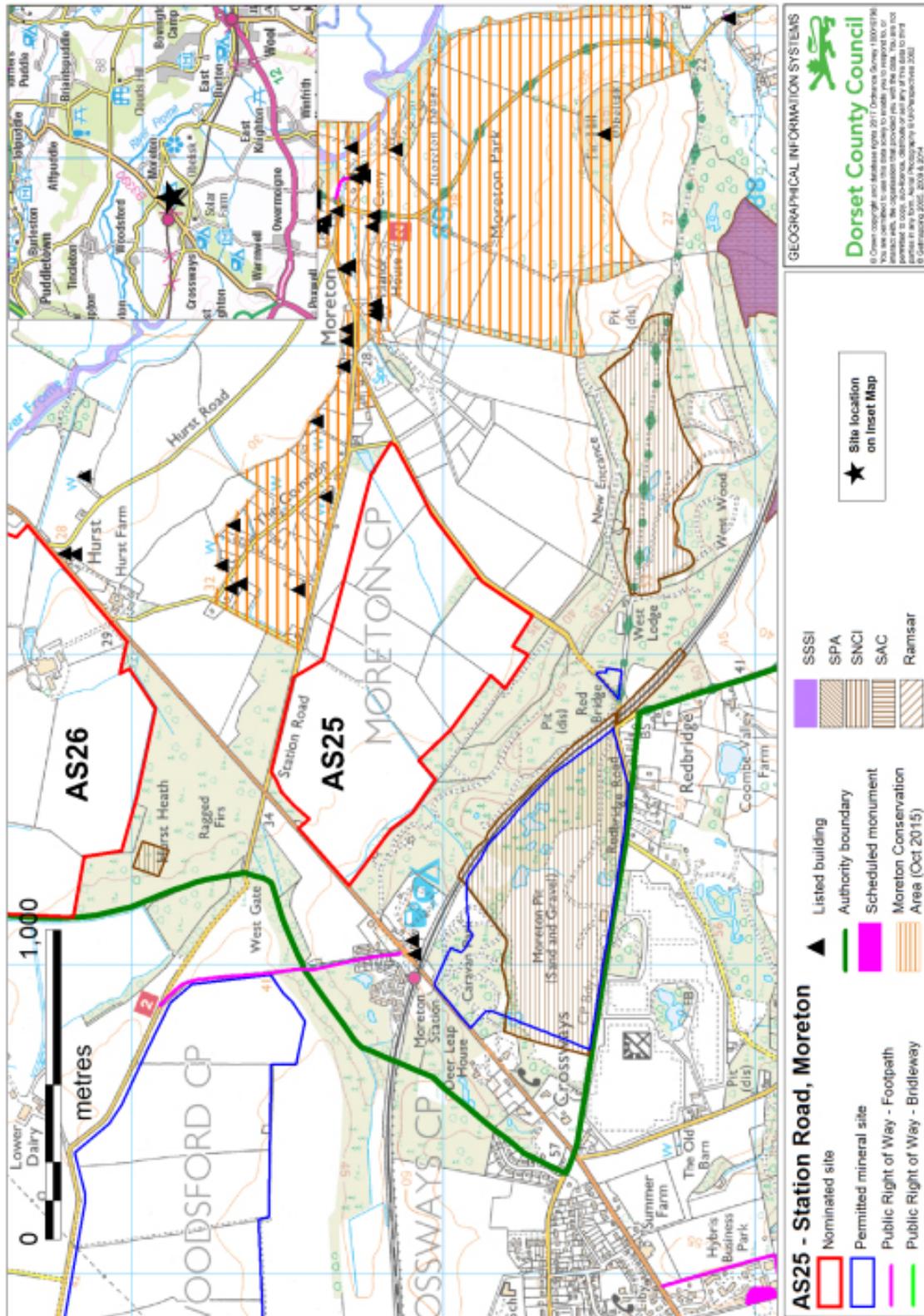
Restoration Vision

The site is primarily within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multifunctional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. Restoration of grazing of pastoral fields, with opportunities for local food production, is the preferred land

management and should be explored. The main aims are to protect the positive landscape attributes of this landscape, and to manage change to improve landscape condition and overall resilience to climate change and development pressure.

Figure 16 Station Road



AS-26: Hurst Farm, Moreton

Site location: Land to the north-west of Moreton village

Grid reference: SY 787 903

District/Borough: Purbeck District Council

Parish: Moreton CP

Site area (approximate): 77.6 ha

Estimated mineral resource: approximately 3,300,000 tonnes

Existing land use/cover: Agriculture

Proposed development: Sand and Gravel extraction.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, with appropriate mitigation identified and implemented - particularly for the River Frome SSSI and the Heath Lobelia SNCI, both of which are in close proximity to the site.

Historic/Cultural Environment

Map evidence suggests that there may be remains of a watermeadow system on the northern/western part of this site. Whether these actually exist, and in that case the potential impacts of mineral working on them, needs to be assessed. Other local heritage assets include (but are not limited to) Hurst Bridge and its setting and listed buildings in the vicinity of the site. These and any others, including the potential for below-ground archaeology, also need to be assessed.

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.

Hydrology/Flood Risk

The site boundary is close to a groundwater Source Protection Zone (SPZ) 1 and there is a licensed abstraction adjacent to site. The site falls largely within Flood Zone 1, but is partially within Flood Zones 2 & 3 and the floodplain of the Main River Frome, to the north / north-east. There is also potential risk of surface water flooding. Mapping indicates some isolated ponding of surface water but also a number of overland flow paths and channels aligned towards the

site's northern boundary and River Frome, during significant rainfall events. A site specific strategy of surface water management that does not increase rates of runoff or generate off site worsening to adjacent properties and businesses is required.

A hydrological/hydrogeological assessment identifying potential risks to the water environment along with any required mitigation, will be required. A Flood Risk Assessment and the adoption of a sequential approach to the layout of the site is also required, with the processing plant and any storage (including stockpiles or soil storage) to be in Flood Zone 1. A detailed Flood Risk Assessment for all work phases, including restoration, is also required.

Transport/Access

There is already an existing access onto the B3390 and modelling capacity checks have shown this to be acceptable, though peak hours should preferably be avoided, and movements may need to be capped with consideration given to routing particularly to the north due to the constraints at Affpuddle and Briantspuddle. Adequate visibility appears to be available but hedging may need cutting back and management. A National Cycle Network route crosses the B3390 to the south of this site.

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Cumulative impacts, taking into account existing and proposed housing development and other mineral sites, is a key issue to be addressed.

Landscape/Visual

The main impacts for the site will be primarily from the B3390 as there are no rights of way through or near the site. Potential for visual impacts to/from residences/businesses in the vicinity. Development will create a medium adverse impact on the openness of the river valley pasture landscape and a significant adverse impact on the pattern of field boundary hedgerows.

A Landscape and Visual Impact assessment will be required, with appropriate mitigation identified and implemented in order to minimise impacts on surroundings.

Other

The Hurst Farm site will not be worked simultaneously with the nearby Station Road site (AS25) allocated in this Plan.

The potential for cumulative impacts with other mineral working in this area (particularly the Woodsford Extension site, AS19), and existing/proposed housing development, must be taken into consideration.

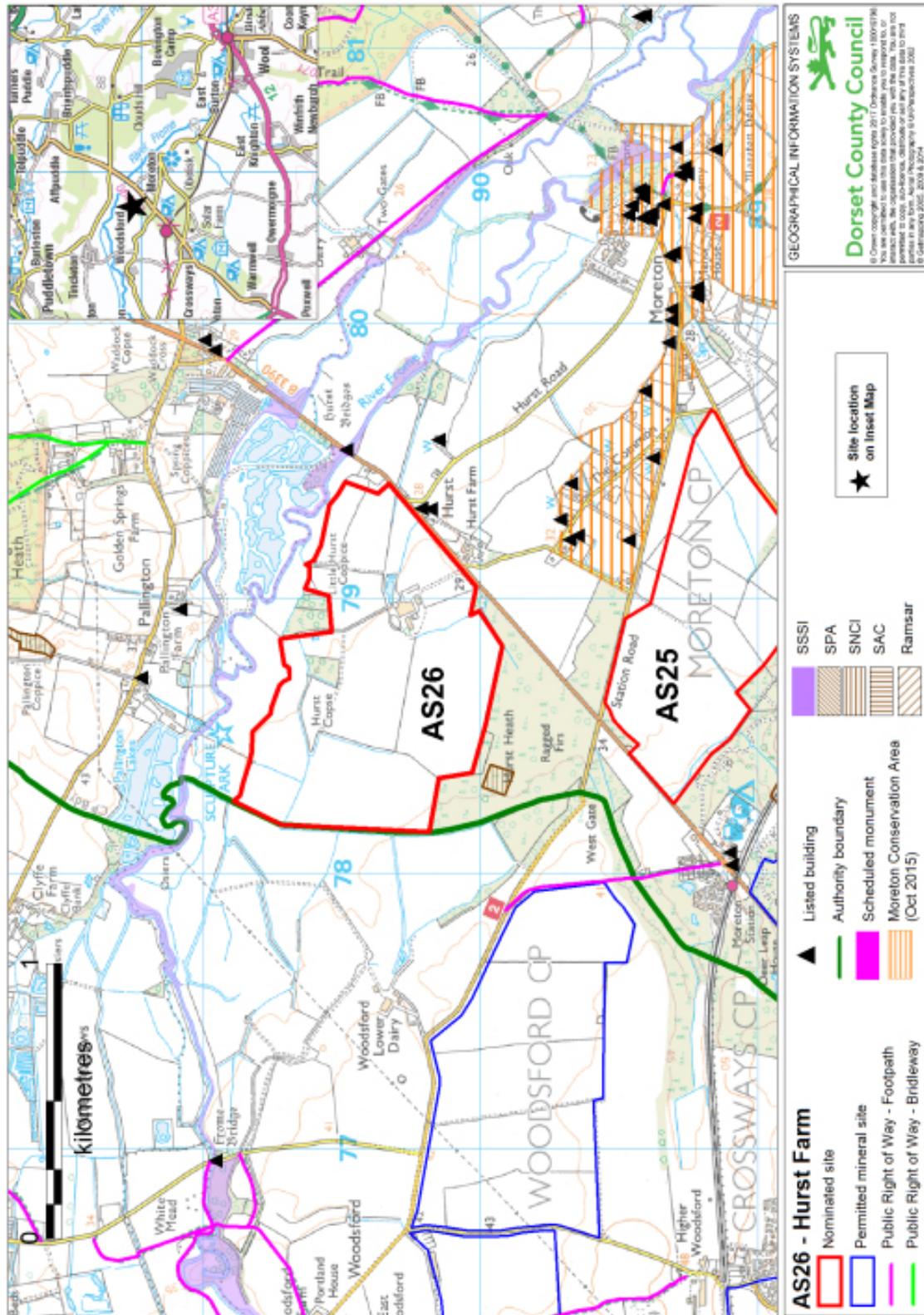
The land is good quality agricultural land and protection and appropriate management of soils is required to enable the land to retain its longer term capability.

Restoration Vision

The site is within the Valley Pasture Landscape Type of the Frome Valley, a predominantly flat landform creating a multi functional landscape where recreation and amenity are just as important as agriculture, enhanced nature conservation value and flood water management.

Post mineral working, the creation of multi-functional green infrastructure links across and along the valley, linking to adjacent centres of population, will be important. This could include grazing pasture and/or a large scale wetland restoration scheme with significant recreational opportunities, which would contribute to flood alleviation, contribute towards overall reduction in Phosphate, Nitrogen and sediment load in the lower reaches of the River Frome and Poole Harbour and create habitat for the conservation of protected species such as otter and water vole as well as many species of wetland bird.

Figure 17 Hurst Farm



Crushed Rock

PK-16: Swanworth Quarry Extension, Worth Matravers

Site location: North of the existing Swanworth Quarry.

Grid reference: SY 966 788

District/Borough: Purbeck District Council

Parish: Corfe Castle CP

Site area (approximate): 14 ha

Estimated mineral resource: approximately 2,000,000 tonnes

Existing land use/cover: Agriculture/pasture

Proposed development: Extraction of limestone, principally for the provision of crushed rock, as an extension and continuation of the existing Swanworth Quarry to the south of this site.

Development Guidelines

Natural Environment

Full assessment of all ecological impacts will be required, particularly on the *Isle of Portland to Studland Cliffs* SAC, with appropriate mitigation identified and implemented.

Historic/Cultural Environment

There are designated and undesignated heritage assets on and around the site, including barrows and historic field systems. There is a high potential for below-ground archaeology.

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.

Hydrology/Flood Risk

The site falls entirely within Flood Zone 1 and while no significant risk of surface water flooding is expected there is a defined overland flow path along the eastern boundary. A site specific strategy of surface water management is a requirement to ensure no off site worsening. Prior Land Drainage Consent may be required from the Lead Local Flood Authority.

A hydrological/hydrogeological assessment identifying potential risks and any required mitigation to the water environment, particularly any possible impacts on Kingston's water supply and local private abstractions, will be required.

Transport/Access

A Transport Assessment will be required, to assess possible impacts and identify appropriate mitigation. Although no traffic intensification will result from development of this extension, cumulative impacts are a key issue to be addressed.

Landscape/Visual

Development of this quarry extension will result in significant visual impacts on designated and undesignated landscapes, particularly the Dorset AONB and Heritage Coast. A detailed Landscape and Visual Impact assessment will be required, with mitigation identified and implemented in order to minimise impacts. This will include creation of a tunnel over the access to the extension area.

Other

Assessment of possible impacts on surrounding sensitive receptors (residences, settlements) is required, with full mitigation identified.

All impacts on the bridleway south and east of site to be assessed, with mitigation identified and implemented.

Amenity impacts, particularly due to blasting, to be assessed and all relevant mitigation identified and implemented.

Restoration Vision

The allocation lies within an open and generally flat to undulating landform where grazing of limestone pasture is the preferred end use. Conservation of the strong character of the area is a key objective as is the need to protect and manage the positive landscape attributes. The landforms must tie in with surrounding areas however there may be scope for small-scale geological exposures to be left as part of the restoration, particularly where they can be seen from public rights of way.

The protection, retention and enhancement of historic field patterns is important and linking in with adjacent limestone grasslands where possible is also a key objective to create large scale grazing units within the network of small fields. A key part of this will be native hedgerow and copse retention/protection and/or planting and the conservation and enhancement of existing local limestone stonewalls. The appropriate reuse/restoration of any site buildings, in particular which contribute to the agricultural after use and help conserve character, needs to be considered.

Opportunities to contribute to and link/extend with existing rights of way networks need to be explored. Nature conservation after use, integrating semi-natural grasslands, is a key element of this vision.

Figure 18 Swanworth Quarry Extension

