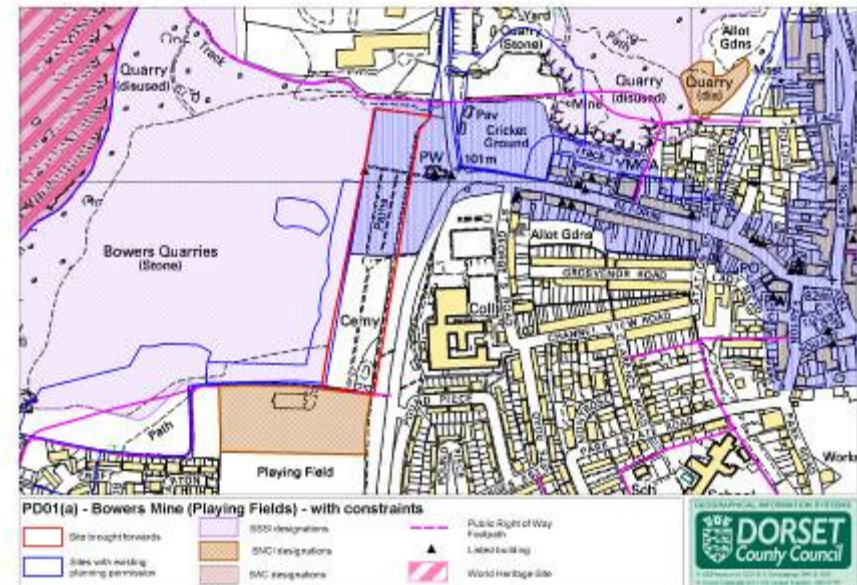


Site Assessment Pro Forma: Bowers Mine extension PS01

Site Information	
Site Location	Bower's Mine, Weston, Portland
Grid Reference	SY685717
Administrative Area	Weymouth & Portland District
Parish	Portland CP
Site Nominee(s)	Albion Stone
Agent	None
Proposed development	Underground mining of Portland Dimension Stone (extension)
Site Area	2.62ha
Estimated annual output (tpa)	4.5 - 7 tonnes
Estimated reserve	34,000 tonnes (minimum)
Expected life of operation	10 years (minimum)
Existing land use (surface)	Cemetery
Landscape character type	TBC
Proposed Restoration	Backfilling with mine/quarry waste
Access	Via existing access into Bowers Mine, or via Jordan's Mine
Estimated Traffic Movements	As for existing mining permissions.



Site Assessment Pro Forma: Bowers Mine extension PS01

Biodiversity.

Criterion C1 - Impact on European/international designations.**D**

No comment.

Dorset County Council 6Nov13

Criterion C2 - Impact on areas used by Annex I bird species.**D**

No comment.

Dorset County Council 6Nov13

Criterion C3 - Impact on national designations.**B**

The only issue for the Isle of Portland SSSI designation is the potential delay in restoration of Bowers Quarry.

Dorset County Council 6Nov13

Criterion C4 - Impact on protected species.**D**

No comment.

Dorset County Council 6Nov13

Criterion C5 - Impact on local recognitions/designations, including ancient woodland and veteran trees.**D**

No comment.

Dorset County Council 6Nov13

Geodiversity

Criterion C6 - Impact on geodiversity.**D**

Underground mining on Portland is in keeping with the conservation of the Jurassic Coast and its setting. There are ongoing interests offered by exposures in the Portland quarries and access as and when necessary remains available on request.

Dorset County Council 25.10.2013

Site Assessment Pro Forma: Bowers Mine extension PS01

Landscape

Criterion C7 – Impact on designated landscapes.	D
No significant impact/negligible	
Dorset County Council 25 October 2013	

Criterion C8 – What is landscape capacity to accommodate proposed development.	D
No landscape and visual issues apart from the potential for this to delay the restoration of the rest of the Bowers areas.	
Dorset County Council 25 October 2013	

Criterion C9 –Impact on historic landscapes.	C	D
Quarrying is a historic activity on Portland and has done much to shape its landscape. A first impression is that underground working would not have a visible impact on this landscape, but there may be impact from associated infrastructure and possibly from subsidence.		
Dorset County Council 4/11/2013		

Historic Environment

Criterion C10 – Impact on historic buildings.	D
If engineers can confirm that the depth of the mine beneath the surface is sufficient that neither the cemetery walls, the graveyard burials and tombstones or the Church of St George would have their stability affected by this then the impact will be negligible as they already stand in a quarry landscape. Assessment grade D: no significant impact.	
Dorset County Council 22/10/2013	

Criterion C11 – Impact on archaeology.	B	C	D
The ground above is a churchyard and cemetery. Clearly disturbance of human remains is an issue that needs to be considered, even if the recent burials in particular are not considered ‘archaeological’ in most people’s opinion. If disturbance of burials can be avoided, the impact would be D, but if it is not clear that this would be the case, archaeological assessment and evaluation may be one way of providing information on the likely impact.			
Dorset County Council 4/11/2013			

Site Assessment Pro Forma: Bowers Mine extension PS01

Water and Flood Management

Criterion C12 - Impact on hydrogeology or groundwater.**C**

Criteria classification 'C' as on a Secondary Aquifer. No impact on Source Protection Zones. Not known if licensed water supply facilities in the vicinity.

Environment Agency 4 November 2013

Criterion C13 – Impact on surface waters.**D**

Criteria classification 'D' as there are no watercourses within 500m.

Environment Agency 4 November 2013

Criterion C14 - Impact on flooding or coastal stability.**D**

Entire site within FRZ I. No impact on coastal stability.

Environment Agency 4 November 2013

Land and Soils

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

Underground mining, mine accessed from existing quarry. No impact on soils or land type, as no change in these.

Dorset County Council 5 November 2013

Air Quality

Criterion C16 – Impact on AQMAs.**D**

No direct impact on any AQMAs.

Dorset County Council 5 November 2013

Site Assessment Pro Forma: Bowers Mine extension PS01

Economic development

Criterion C17 - Impact on economic development.

D

Site will have positive benefit during working, contributing to supply of Portland Stone and providing employment. As a mine, the site once restored will not have any benefits.

Dorset County Council 5 November 2013

Human Health and Amenity

Criterion C18 - Impact on Sensitive Human Receptors.

A

→

D/E

Site proposal is for mining, accessed from existing quarry. Site boundary is approximately 60m from residential properties and adjacent to listed church building. However as a mine, impacts on these buildings are expected to be minimal. Most significant receptor is the cemetery under which the proposal lies. No physical impact is anticipated as the roof of the mine will be metres below the depth of the graves.

More relevant will be the perceived impact of mining under a cemetery and also the views of the Church as to whether there will be possible issues with consecrated ground. More research is required to determine the extent of possible impact. Rating could vary between A and D/E, depending on the outcome of further investigations.

Dorset County Council 5 November 2013

Criterion C19 - Impact on existing settlements.

E

No impacts expected from this extension to previous quarrying/mining.

Dorset County Council 5 November 2013

Airport Safety

Criterion C20 - Impact on airport safety

E

No impacts anticipated.

Dorset County Council 5 November 2013

Site Assessment Pro Forma: Bowers Mine extension PS01

Cumulative Impacts

Criterion C21 - Effects on cumulative impacts.

B

Site proposal is an extension of a previous mining/quarrying operation, in an area with a long history of quarrying.

The proposal is within 5Km of land allocated for major **employment development (8.6Ha)** at Osprey Quay, Portland (Policy PORT 1) and for residential development (**380dwellings**) at the Former Hardy Complex, Portland (Policy PORT2) in the Pre -Submission draft West Dorset, Weymouth and Portland Local Plan (June 2012) as amended by Proposed Modifications (June 2013). Traffic arising from the new development will add to general traffic levels on the A354.

Dorset County Council 5 November 2013 11.11.2013.

Carbon Emissions

Criterion C22 - Impact on carbon emissions

B

Site will rely on road transport.

Dorset County Council 5 November 2013

Recreation/Access

Criterion C23 – Impact on recreational land

E

No impacts.

Dorset County Council 5 November 2013

Criterion C24- Impact on public rights of way

D

There are footpaths to north and south and (at approximately 350m+) to the west of the site and possible location of mine portals. Working the mine would maintain visual impacts, but no diversion is required.

Dorset County Council 5 November 2013

Site Assessment Pro Forma: Bowers Mine extension PS01

Criterion C25 - Are the access proposals acceptable	C
<p>This proposal is for an extension to the existing Bower's Mine site. Traffic is not expected to increase and the existing, adequate, access will be used. The A354 is accessed a short distance from the site. To exit the local area this road passes through Fortuneswell and Weymouth to the north.</p> <p>Access to this site does impact upon existing settlements; however, as there is not expected to be any increase over the existing operation, the site has been given a C rating.</p> <p>Dorset County Council 29 October 2013</p>	