

Site Name & Reference **MSP AS12 – Philliols Farm**

Brief Summary of Proposal

Site nomination for the extraction of 1.5 million tonnes of sand and gravel over a period of six years

Total number of Representations received: **75**

Number of Representors: **67**

Were comments received from the following consultees?

Natural England **Yes**

Local Nature Partnership – **Yes**

Parish Council: Wareham St Martin PC - **Yes**

Environment Agency **Yes**

Local Economic Partnership - **No**

District Council (Purbeck) - **Yes**

English Heritage **Yes**

Other bodies making comments included:

Bere Regis Parish Council

CPRE

RAGE in the Piddle

National Grid

East Dorset Friends of the Earth

Wareham Forest Tourist Park

Dorset Wildlife Trust

Birchwood Tourist Park

RSPB

Highways Agency

Dorset AONB

Petitions – No petitions were received to this site nomination.

Site Issues – the following is a summary of the main issues that have been raised by stakeholders.		
Summary of Issue	Officer Initial Response	Actions & Further Information Requirements
General Issues		
A view was expressed that the site had previously been ruled out and so should not be reconsidered.	All sites are being revisited therefore it is not appropriate to uphold the decision made in the late 1990s that the site should not be considered for extraction. Many stakeholders considered that given the Inspectors comments, nothing has changed and the reasons given in the report still applies. Given that the majority of sand and gravel reserve that was allocated in the 1999 Local Plan has now been worked there is a	Site requires full investigation and assessment alongside all other sites.

	<p>pressing need for new sites to be allocated.</p> <p>The Mineral Sites Plan will assess all site nominations in order to determine the most sustainable options to meet the counties future need for aggregates.</p> <p>This must have regard to the mineral reserve, demand, and latest government policy.</p>	
Is anyone promoting this site?	In terms of deliverability it will be essential to establish if there is a willing landowner and if there is a mineral company actively promoting the site. It is agreed that this issue needs clarification.	Need to clarify position with the site promoter.
Extensions to existing sites should be preferred over new sand and gravel sites	<p>The Minerals Strategy considered this issue, but concluded that all sites should be judged on their individual merits with no presumption in favour of extensions.</p> <p>In certain circumstances there are benefits from extending existing operations, however there is still a need to identify new sites in order to meet the need for sand and gravel.</p>	No further action
Concern over the level of reserve stated in the Plan	The Mineral Planning Authority has a duty to make provision for an adequate supply of aggregates to support the economy and meet the need for aggregates. The overall aggregates requirement is set out in the newly adopted Minerals Strategy and the allocation of sites will need to ensure that this need can be met. The MPA will carry out further work to assess how many sites will be needed over the plan period (having regard to likely workable reserves) and will take this into account when assessing the suitability of the nominated sites.	The MPA will carry out further technical work on the overall need and potential supply of aggregates needed over the plan period.
Cumulative impact with other quarries, landfill sites, wind farms and solar farms.	An assessment of the cumulative impact of this site and other minerals and waste uses together with any other major developments will be an important consideration when decisions are made on which site to take forward as preferred sites. This work will be done through the	Site proposers have been contacted requesting a broad range of further assessment studies. These matters will be considered in further detail.

	sustainability appraisal and habitats regulations assessment.	
Concern that residents who rent properties cannot object to the proposal for fear of losing their tenancy	We are aware that the tenants may be reluctant to object to proposals by their landlord. Impacts on inhabitants will be taken into account whether or not the occupants object. The MPA needs to consider the key issues that are relevant to the site: this is not dependent upon the number of people who raise the issue.	These matters will be considered in further detail.
Land crossed by National Grid's high voltage overhead transmission line	It is National Grid policy to retain existing overhead lines in-situ. Clarification will be needed to establish the impact of the overhead power lines on site operations. The site promoter has indicated that a 10m stand off would be provided around existing pylons.	These matters will be considered in further detail.
Environmental Issues		
Environmental Impact: <ul style="list-style-type: none"> ▪ Ecological Issues ▪ Impact on flora and fauna ▪ Proximity to SSSIs ▪ Proximity to Philliol's Coppice SNCI ▪ Impact on wildlife ▪ Impact on parts of Philliol's Heath and Bere Heath ▪ Nature of the infill proposed and potential for contamination ▪ Visual intrusion and impact of existing landscape character ▪ Loss of forestry 	<ul style="list-style-type: none"> ▪ Site proposers have been contacted requesting a broad range of further assessment studies 	These matters will be considered in further detail.
Hydrology: <ul style="list-style-type: none"> ▪ Much of the land is low lying and close to a flood plain. ▪ After mineral working land unlikely to be suitable for agriculture. ▪ Disturbance of the Water Table ▪ Surface and groundwater drainage issues 	<p>This site is adjacent to flood risk zone 2/3 but lies entirely within flood risk zone 1. Therefore there should be no impact on flooding. Wetland restoration may reduce flood risk elsewhere.</p> <p>Site proposers have been contacted requesting a broad range of further assessment studies. These are</p>	These matters will be considered in further detail.

	required by the Planning Authority before any further decisions can be made.	
Restoration: Loss of Agricultural Land both in the short term and the long term as restoration at a lower level will be close to the water table.	The adopted Minerals Strategy sets out policies relating to restoration as well as general development management policies which cover the identified issues. It will be a matter for the planning application stage to consider suitable conditions relating to detailed restoration programmes. At this stage site proposers have been contacted requesting further information about their sites which will inform our understanding of restoration issues and the MPA will also liaise with relevant experts such as Natural England and the Environment Agency. This information will form part of the overall assessment of the suitability of the site to go forward in the site selection process.	These matters will be considered in further detail.
Historic Environment: <ul style="list-style-type: none"> ▪ Detrimental impact on listed buildings and their setting ▪ Detrimental impact on archaeology 	Site proposers have been contacted requesting a broad range of further assessment studies. These are required by the Planning Authority before any further decisions can be made.	These matters will be considered in further detail.
Highways <ul style="list-style-type: none"> ▪ Impact on Wareham Forest – through lorry movements. Will extra traffic use the existing single track road through Bere Heath? ▪ Traffic Impacts including increased chance of accidents. 	Any planning application would need to be accompanied by a Transport Assessment (TA) study, which would address these issues. Further, the Highway Authority considers matters of highway safety (such as additional traffic on roads). It will be consulted at every stage in the plan’s preparation.	These matters will be considered in further detail.
Social Issues		
Amenity: <ul style="list-style-type: none"> ▪ Noise ▪ Dust including detrimental impact on AQMAs ▪ Impact on residential amenity, how close to residential properties can extraction be? ▪ Devaluation of property prices 	If this development were to be allocated and permitted, planning conditions attached to any planning consent can be used to minimise adverse impacts upon amenity. Mitigation may include restrictions on hours of working, screening bunds and use of appropriate equipment to reduce noise. Similarly, conditions can be used to manage levels of dust and dirt emanating from the site, such as through	These matters will be considered in further detail.

	<p>appropriate design and management of the site, and the adoption of appropriate control and mitigation measures (including separation distances, landscaping, screening and spraying haul roads within the site). The Adopted Minerals Strategy provides guidance on mitigation measures, where sites should incorporate an appropriate buffer between residents/ the nearest sensitive receptor(s) of a minimum of 100 metres, (unless a smaller buffer would be achievable without causing adverse impacts).</p>	
<p>Recreation: Impact on recreational use of Wareham Forest including concerns relating to safety from vehicle movements and that the access route would make a section of the forest inaccessible Tourism - Impact on the viability of nearby holiday lets/caravan parks</p>	<p>Should the site be considered for inclusion in the plan the MPA would need to take account of recreation opportunities which might be secured both during extraction and post-restoration.</p>	<p>These matters will be considered in further detail.</p>
<p>Economic Issues</p>		
<p>Loss of livelihood of tenant farmers</p>	<p>The Mineral Planning Authority has a duty to make provision for an adequate supply of aggregates to support the economy and meet the need for aggregates. Impacts on inhabitants will be taken into account and balanced against the need for the mineral.</p>	<p>These matters will be considered in further detail.</p>