

Site Name & Reference

PK08 Quarr Farm

Brief Summary of Proposal

Extraction of Purbeck Stone from selected locations (1ha) within site.

Total number of Representations received: **19**Number of Representors : **17****Were comments received from the following consultees?**Natural England **No**Local Nature Partnership : **No**Parish Council (Worth Matravers) : **Yes**English Heritage **Yes**Local Enterprise Partnership : **No**District Council (Purbeck) : **Yes**Environment Agency **Yes****Other bodies making comments included:**

Dorset Wildlife Trust

RSPB

Dorset AONB

Petitions – None received to this site.**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
Environmental Issues		
Environmental Impacts: <ul style="list-style-type: none"> ▪ Presence of largest metapopulations of Great Crested Newts in Purbeck in ponds in this area. Likely presence of many nationally scarce invertebrates including beetle and dragonfly species. ▪ Breeding pond for toads and frogs present. ▪ Lane is designated SSSI. ▪ Impact on hedgerows and banks, protected by law. ▪ Proposal would have a landscape and visual impact, within the Area of Outstanding Natural Beauty. 	<ul style="list-style-type: none"> ▪ Site proposers have been contacted requesting a broad range of further assessment studies. ▪ In order to be acceptable, the development proposal would need to pass the tests in the Conservation Regulations (previously: Habitats Regulations). ▪ Since the Purbeck Stone resource is wholly located within the AONB it is necessary for quarrying to take place within the designated area. However, any quarrying must be small scale and carefully located and designed so as not to have an unacceptable impact on the AONB. ▪ The site is located in the Purbeck Stone area of search (as defined in the Minerals Strategy), which is based on a 	<p>These matters will be considered in further detail.</p>

<ul style="list-style-type: none"> ▪ Site would be visible from chalk ridgeway across valley. ▪ Geodiversity – concern that potential discovery of fossils should not be an argument in favour of the site. 	<p>strategic landscape study. A site specific landscape and visual impact assessment would be required at the planning application stage to ensure that the site was designed to minimise impact on the landscape.</p>	
<p>Restoration:</p> <ul style="list-style-type: none"> ▪ Recommended restoration to include creation of a pond to support freshwater wildlife. ▪ Creation of hibernation roosts suitable for bats within the afteruse sites should be considered. ▪ Inclusion of species-rich grassland in the sites’ afteruse alongside existing proposed afteruse. ▪ Concern that restoration would prolong the expected 40 year site life. 	<ul style="list-style-type: none"> ▪ 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. 	<p>Restoration issues will be considered having regard to relevant policies in the adopted Minerals Strategy.</p>
<p>Hydrology:</p> <ul style="list-style-type: none"> ▪ Surface water – during wet periods ‘riverlets’ are experienced running down the field which would affect the site and quarrymen. ▪ Site adjacent to Wessex Water reservoir and will impact upon structure of the asset and associated pipelines. Considered unlikely that the development could proceed without significant disruption and impact on Wessex Water’s critical infrastructure. 	<ul style="list-style-type: none"> ▪ Site proposers have been contacted requesting a broad range of further assessment studies. ▪ The Environment Agency is consulted as a matter of course on such matters, as is Wessex Water. 	<p>These matters will be considered in further detail.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> ▪ An archaeological assessment should be undertaken before the effect of the proposal can be fully established. 	<ul style="list-style-type: none"> ▪ Site proposers have been contacted requesting a broad range of further assessment studies, which includes a full archaeological assessment of the impact from any development on the archaeological sites. 	<p>These matters will be considered in further detail.</p>
<p>Highways:</p> <ul style="list-style-type: none"> ▪ Access – access is poor off a narrow, single track 	<ul style="list-style-type: none"> ▪ The Highway Authority, which considers matters of highway safety, is consulted at every stage in the plan’s 	<p>These matters will be considered in further detail.</p>

<p>steep lane (Haycrafts Lane). Use by large vehicles may endanger other vehicles and pedestrians.</p> <ul style="list-style-type: none"> ▪ A weight limit exists on Haycrafts Lane for lorries. ▪ Potential for mud and debris to be deposited on Haycrafts Lane; potential for damage to grass verges ▪ Congestion – the lane can get congested especially in summer as there are few passing places. ▪ Could the road out of Quarr Farm into the valley road be used as an access as stone is to be taken into Quarr Farm for dressing? ▪ Is the stated number of HGV movements of 4 per week correct? 	<p>preparation.</p> <ul style="list-style-type: none"> ▪ Any planning application would need to be accompanied by a Transport Assessment (TA) study. ▪ The number of lorry movements from Purbeck Stone sites is generally low. If a planning permission was granted the number of lorries could be restricted by condition, and this would be monitored by the MPA. 	
<p>Quarry working:</p> <ul style="list-style-type: none"> ▪ Concerned that there is no existing quarry on the site; nor is the site an extension to any other quarry. ▪ Support for proposal as extension to existing Purbeck Stone quarries. 	<ul style="list-style-type: none"> ▪ The Mineral Sites Plan will allocate extensions to existing quarries and also new sites. Each site will be assessed on its merits rather than extensions being automatically favoured. ▪ The Site Assessment Proforma incorrectly states the site is an extension under C21 – this will be corrected. ▪ Purbeck Stone quarrying is an important part of the local economy and cultural heritage of the area. Continued Purbeck Stone production is supported in the Minerals Strategy. 	<p>These matters will be considered in further detail.</p>
Social Issues		
<p>Recreation:</p> <ul style="list-style-type: none"> ▪ A public footpath runs west to east approx 50m to the north of the site: quarry working may cause disturbance to users of the path. 	<ul style="list-style-type: none"> ▪ It is unlikely that the site would directly affect this public footpath. However, should the site be considered for inclusion in the plan, the MPA would consider all recreational activities in the area. 	<p>These matters will be considered in further detail.</p>
<p>Amenity:</p> <ul style="list-style-type: none"> ▪ Detrimental impact on residential properties in 	<ul style="list-style-type: none"> ▪ If this development were to be allocated and permitted, planning conditions attached to any planning consent can 	<p>These matters will be considered in further detail.</p>

<p>close proximity to the site.</p> <ul style="list-style-type: none"> ▪ The Site Assessment has excluded potential impact on Haycrafts Lane and ribbon development along the valley road: these are considered to be the closest settlements, not Acton and Langton Matravers as stated in Site Assessment Proforma. ▪ Potential for buildings on site resulting in visual impact. ▪ Noise ▪ Dust and air pollution ▪ Impact on mains water supply 	<p>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.</p> <ul style="list-style-type: none"> ▪ Similarly, conditions can be used to manage levels of dust and dirt emanating from the site, such as through 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 closest village is Acton however the Site Assessment Proforma will be amended to reflect the fact that a cluster of properties exists on Haycrafts Lane. 	
Economic Issues		
<p>Tourism:</p> <ul style="list-style-type: none"> ▪ Impact on holiday cottage in close proximity to site. ▪ Impact on caravan and camping site 	<ul style="list-style-type: none"> ▪ The Mineral Planning Authority has a statutory duty to make provision for an adequate level of stone supply. Further, minerals also play an important economic role, being essential for the construction industry. ▪ It is noted that the area is important for tourism. However, the cultural heritage and economic contribution of Purbeck Stone working, which can only take place in this location, is also important and so a balance needs to be drawn between the two. 	<p>These matters will be considered in further detail.</p>