

Site Name & Reference **PK15 Downs Quarry extension**

Brief Summary of Proposal

Purbeck limestone extraction – extension to existing site

Total number of Representations received: **8**

Number of Representors: **8**

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

CPRE

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		
<p>Environmental Impacts:</p> <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; Greater Horseshoe Bat and other flora, fauna and woodland next to site. ▪ Site has become more visible over last year from the north and would become more so if area for consideration is quarried creating adverse impact on the landscape. 	<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). 	<p>These matters will be considered in further detail.</p>

<ul style="list-style-type: none"> Screening to north is needed (native species hedge planting considered unsuitable for the purpose of effective screening in this locality). 		
<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 therefore be considered. Inclusion of species-rich grassland in the sites' afteruse alongside existing proposed afteruse. Concern that restoration takes place in a timely manner. Considered that no further quarrying should take place below the demarcation line. 	<p>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>	<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"> Wetland restoration opportunities should be maximised. Water Framework Assessments (WFD) should be undertaken, which will contribute to the relevant River Basin Plan objectives Proposals should maximise the overall wetland gains. 	<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. 	<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. Concern that historical occurrence of Purbeck Stone quarrying shouldn't be justification for not restricting current operations. 	<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>
Social Issues		
<p>Quarry working:</p> <ul style="list-style-type: none"> Large number of quarries extracting stone will cause a cumulative detrimental impact to the local area, particularly where it coincides with sensitive areas. 	<ul style="list-style-type: none"> An assessment of the cumulative impact of this site and other mineral sites will be an important consideration when decisions are made on which sites to take forward as preferred sites. This work will be done through the 	<p>These matters will be considered in further detail.</p>

	sustainability appraisal with input from the council's landscape officer, and through the habitats regulations assessment.	
Amenity: <ul style="list-style-type: none"> ▪ Detrimental impact on residential amenity ▪ Cumulative impact on residential amenity already experienced at the nearest dwelling to the east of site. 	<ul style="list-style-type: none"> ▪ 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 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). 	These matters will be considered in further detail.
Highways: <ul style="list-style-type: none"> ▪ Concern about the number and size of the lorries from the existing site. 	<ul style="list-style-type: none"> ▪ The Highway Authority, which considers matters of highway safety, is consulted at every stage in the plan's preparation. ▪ 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. 	These matters will be considered in further detail.
Economic Issues		
<ul style="list-style-type: none"> ▪ Support for modest proposal in an area of several other quarries 	<ul style="list-style-type: none"> ▪ 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. However, environmental assessments are required before further permissions can be granted. 	These matters will be considered in further detail.
<ul style="list-style-type: none"> ▪ Property blight – people in Haycrafts Lane, who live within sight and sound of the existing quarries, are having difficulty in selling their properties due to anxiety by prospective buyers on impact of 	<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. 	These matters will be considered in further detail.

<p>quarrying.</p>	<ul style="list-style-type: none">▪ Purbeck Stone working can only take place in this location, and is important to the area. Stone working gives the area its character; thus a balance needs to be drawn between residential amenity and stone working, which is an important consideration in any planning application.	
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