PLANNING COMMITTEE

Application Address	Hurn Quarry Hurn Court Lane Christchurch BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.
Application Number	8/20/0016/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Cllr Phipps on the following grounds; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause

	localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

1. Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.

Application Address	Hurn Quarry Hurn Court Lane Christchurch Dorset BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.
Application Number	8/20/0017/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Councillor

	Phipps on the grounds of; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

2. Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.

Planning Policies

3. The development plan for both applications includes a number of adopted development plans, and saved policies.

    i) the Bournemouth, Dorset and Poole Minerals Strategy, adopted in May 2014 ('the Minerals Strategy') provides guidance and criteria for the mineral planning authorities of Dorset Council and BCP Council when considering planning applications for minerals development for the plan period until 2028.

    ii) the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

    iii) the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy adopted in April 2014 (C&ED Core Strategy) which provides a basis for planning decisions in the former Christchurch and East Dorset area for the plan period until 2028.

The most relevant development plan policies are listed below.

4. **Bournemouth, Dorset and Poole Minerals Strategy**

- Policy SS1 – Presumption in Favour of Sustainable Development.
- Policy SS2 – Identification of Sites in the Minerals Sites Plan.
- Policy AS1 – Provision of Sand and Gravel.
- Policy CC1 – Preparation of Climate Change Assessments.
- Policy RS1 – Restoration, Aftercare and After-use of Minerals Development.
- Policy RS2 – Retention of Plant, Machinery and other Ancillary Development.
- Policy DM1 – Key criteria for Sustainable Minerals Development.
- Policy DM2 – Managing Impacts on Amenity.
- Policy DM3 – Managing the Impact on Surface Water and Ground Water Resources.
- Policy DM4 – Protection and Enhancement of Landscape Character and the Countryside.
- Policy DM5 – Biodiversity and Geological Interest.
- Policy DM7 – The Historic Environment.
- Policy DM8 – Transport and Minerals Development.
- Policy DM9 - Extraction and Restoration within Airfield Safeguarding Areas.

Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

- Policy 1 - Sustainable Waste Management
- Policy 8 - Inert Waste Recovery and Disposal
- Policy 12 -Transport and Access
- Policy 16 - Natural Resources

5. **Christchurch and East Dorset Local Plan, Part 1 – Core Strategy**

KS1	Presumption in favour of sustainable development
KS11	Transport and Development
ME1	Safeguarding biodiversity and geodiversity
ME6	Flood Management, Mitigation and Defence
ME7	Protection of Groundwater
HE1	Valuing and Conserving our Historic Environment
HE3	Landscape Quality
ENV 2	Protection of Development from nearby Polluting Operations
ENV 3	Pollution and Existing Development
ENV 4	Protection of Water Supply and Quality
ENV 5	Drainage and New Development
ENV 21	Landscaping in New Development

6. **National Planning Policy Framework (NPPF) (2019)**

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and is a material consideration in the assessment of planning applications. Also material are relevant elements of the *National Planning Policy for Waste (October 2014: Department for Communities and Local Government)* and National Planning Policy Practice Guidance (PPG).

Section 2 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision making this means approving development that accords with an up to date development plan. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (Paragraph 11).
- Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that a plan should not be followed (Paragraph 12).

Relevant parts of the NPPF 2019 include:

- Achieving sustainable development – Section 2.
- Decision-making – Section 4.
- Planning conditions and obligations – Paragraphs 54-57.
- Building a strong, competitive economy – Section 6.
- Meeting the challenge of climate change, flooding and coastal change – Section 14.
- Conserving and enhancing the natural environment – Section 15.
- Conserving and enhancing the historic environment – Section 16.
- Facilitating the sustainable use of minerals – Section 17.
- Planning Practice Guidance to the NPPF (published March 2014)
- Minerals policy - Paragraph (21)-(51)
- Waste policy - Paragraph (3), (8) –(9), (46) – (48)
- Noise – Paragraphs (1) – (9)

7. Relevant Planning Applications and Appeals

Planning Application Ref: 8/16/2011/DCC was granted on 20th August 2018, to extend Hurn Quarry to the west (the 'Western Extension'), to extract River Terrace sand and gravel. The Western extension is 15.7ha in area.

Planning Application Ref: 8/16/2010/DCC was also granted on 20th August 2018, to extend the end date of Hurn Quarry (the original quarry) to retain the plant area to process, store and sell the extracted mineral, to support importation of restoration materials for the Western Extension and to extend the end date of the extraction of the mineral which underlies this plant area.

The development approved by planning permissions ref: 8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA).

Representations

Consultations

8. **Environment Agency**

The EA made an initial objection to the proposed removal of Condition 3 for the following reasons:

Process - permitting decisions are required for,

- the abstraction of groundwater to dewater the mineral reserve for extraction,
- for the discharge of the dewatering water
- the restoration with inert material

Although planning and regulation, particularly environmental permitting, are separate processes they should be complementary and in this case the planning condition 3 should only be removed once the permit applications have been successful.

However, this initial objection was followed up with a further response, withdrawing the objection provided a Condition is included which requires that a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) is submitted to, and approved in writing by, the mineral planning authority prior to any excavation below 7.0m AOD.

This will assist in demonstrating that the proposed dewatering methodology is capable of coping with the actual inflows and quantities whilst maintaining a dry quarry base, and the potential risks to controlled waters (both groundwater and surface water) can be adequately addressed.

9. **Airport Safeguarding**

Raise no objection, subject to the imposition of conditions:

i. that work below the water table should not commence until a suitable dewatering system is in place and operational to prevent open areas of standing water and

ii. the guidance within the revised birdstrike management plan must be adhered to at all times and be auditable by Bournemouth Airport.

10. **Flooding & Coastal Erosion Risk Management Team**

No objection, but the following comments are made:

i. Query as to whether current ground water levels have been used in the design of the Surface Water Management Scheme

ii. Important to ensure that the attenuation pond and ditches are secure, including from illegal access e.g. by children, given that they are to have vertical sides

iii. According to the EA's main river map the 'un-named watercourse' is an ordinary water course, and any work on it (e.g. the outfall structure) may well need the approval of BCP as the Land Drainage Authority under the Land Drainage Act 1991.

iv. Until the vegetation is fully established after the site has been restored there is likely to be a lot of silt running off into the attenuation pond - has provision been made to maintain the pond?

v. Should the outlet drain go through some form of filtration like a reed bed before discharging into the watercourse?

11. **Constraints**

- Neighbouring LPA 1000m Buffer
- SSSI Impact Risk Zone
- Highways Inspected Network
- Green Belt
- Heathland 5km Consultation Area
- Airport Safeguarding
- Dorset Minerals Consultation Area

Planning Assessment

Site Description

12. Both the original Hurn Quarry site, where the mineral processing facility is located, and the permitted Western Extension site to the west of the original quarry, lie in the countryside immediately to the south of the B3073 (Parley Lane). This road separates the northern boundary of the existing quarry and the main entrance to Bournemouth International Airport, which lies to the north of the Western Extension site, beyond the B3073.

13. The surrounding area is of mixed character comprising undulating agricultural land, dense woodland and the large flat expanse of land interspersed with built development associated with the airport and its business parks. The underlying geology of the site comprises sand, silt and clay known as 'Poole Formation'. This is overlain by deposits of sand and gravel classified as 'River Terrace'. At its nearest point, the Moors System SSSI is approximately 860 metres south and 820 metres east of the Western Extension site.

14. The Western Extension site is located to the west of Hurn Court Lane and is approximately 15.7 hectares (ha) in area. The existing mineral processing facility is located east of Hurn Court Lane and is approximately 3.6 ha in area. Access to the existing quarry is directly off Parley Lane onto Hurn Court Lane, using the provision of a dedicated right turn.

15. Beyond the existing quarry access, Hurn Court Lane becomes a single-track road providing access to a small number of residential dwellings along Dales Lane, a no through road and Hurn Court Lane. Hurn Court Lane loops around the western and southern edges of the existing site, connecting back onto Parley Lane (B3073).

16. The northern section of the Western Extension site currently comprises predominately flat agricultural land used for arable farming. Part of the overall permitted site is classified as 'Best and Most Versatile' (BMV) Grade 2 and Grade 3a agricultural land. The far western section of one of the fields is not used for farming but temporarily each year as an overflow carpark for the 'Adventure Wonderland' theme park. Paddocks and scrubland lie to the south

west, adjacent to the arable fields that abut the gardens of scattered residential properties along Dales Lane, to the south, and further along Hurn Court Lane, to the south east.

17. Mineral extraction has begun in Phase 1 in the south east of the site, with creation of bunds around the first phase and extraction of mineral above the water table as required by permission 8/16/2011/DCC.

18. The Western Extension site is enclosed by mature hedgerows on all but the western boundary that abuts the temporary overflow carpark of Adventure Wonderland. There are glimpsed views of the site from the public highway along Hurn Court Lane and Dales Lane. The Stour Valley Way, a public right of way (reference: E62/2), runs adjacent to a short section of the proposed extension boundary in the south-west corner.

19. The nearest residential properties are two dwellings known as 'Dales House' which lie approximately 38.5 m to the south of the outer boundary of the Western Extension site. Dales House is designated a Grade 2 listed building.

20. The existing mineral processing facility comprises operational plant machinery, restored land and land that will be worked for sand and gravel extraction. The mineral processing facility is bounded to the north by Parley Lane and beyond that Bournemouth Airport; to the east by restored land within the existing quarry and beyond that Mill Lane; to the south by agricultural land that is used for arable farming and beyond that Mill Lane, and to the west by Hurn Court Lane. The existing mineral processing facility is not visible from the public highway and already benefits from landscaping screening bunds.

21. The development approved by planning permissions /8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA) which has been revised and updated to consider the impact of the revised development proposals. The original EIA, as updated by an Addendum (collectively termed the EIA), accompanies these Section 73 planning applications.

Assessment of Previous Applications: 8/16/2010/DCC and 8/16/2011/DCC

22. **Acceptability in principle of the development**

As part of the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC, the principle of the development (both the development of the Hurn Court Farm Western Extension site and the extension of the permission of the original site), including their acceptability in policy terms, were considered.

Issues arising from EIA of previous proposals

23. An EIA assessment of the proposals identified a number of likely significant effects (LSEs) which were assessed to determine whether potentially adverse environmental impacts could be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements.

24. The issues assessed included:

- Water resources and flood risk
- Restoration using inert waste

- Retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry by 12 years
- Impact on heritage assets including listed buildings
- Landscape and visual impact

25. Other planning matters which were not significant for the purposes of the EIA, but which nevertheless were material to the planning application, included:

    - Transport and traffic
    - Ecology and biodiversity
    - Climate change.

Conclusion of assessment of previous applications 8/16/2010/DCC and 8/16/2011/DCC

26. It was considered that these issues could be satisfactorily addressed, through mitigation or other means and the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC concluded:

    a. The location of the proposed extension fully accorded with Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy.

    b. Inert waste was an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (*Inert Waste Recovery and Disposal*) of the Waste Plan 2019.

    c. The retention of the existing minerals processing facility was logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral was sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and After-use of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

    d. The ES demonstrated, as required, that neither the existing site nor the proposed extension would adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination.

    e. The proposed extension would result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it is accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as ‘significant’ in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension.

    f. The site would make a valuable contribution to securing a sufficient supply of aggregate and would also maintain the valuable local economic role of the quarry.

g. Prior to the submission of both applications, consideration was given to alternative land areas for the proposed extension. The current area and boundaries were identified as being both deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility and having the least overall environmental effects. It was considered that the environmental harm caused by each of the other alternatives (save for no development at all) would render each of the alternatives unacceptable in planning terms. The applicant provided clear and robust justification as to why harm to the assets could not be avoided and officers viewed the public benefits that exist to justify this harm as clear and significant. There were no realistic alternatives to the proposals.

h. Officers had special regard to the desirability of preserving the setting of both listed buildings when considering the alternatives proposed by the applicant, but were of the opinion that the less than substantial harm to the setting of each listed building would be minor in scale, due to the lack of contribution that the proposed extension area made to the appreciation of their significance within the wider landscape. Whilst the screening bund on the southern boundary of the site would also harm the setting of Dales House, it significantly reduced impacts from the visual intrusion and noise of mineral extraction, particularly from the closest phase to the dwelling, thereby avoiding significant adverse effects to amenity. Even when this less than substantial harm was given great weight, the public benefits of the mineral extraction and the economic viability of the business clearly outweighed the residual harm to the respective settings of Dales House and Merritown Farm.

i. Mineral extraction and restoration would be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period was supported Policy RS1 (Restoration, Aftercare and After-use of Minerals Development) of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, was considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

j. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits, there were clear and robust material reasons to justify the approval of both applications.

27. It was concluded that overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications and in support of planning permission 8/2001/192 for the existing quarry, and the representations received, both proposals would provide for sustainable minerals development in accordance

with the provisions of the development plan, and there were no other material considerations that indicate that a decision should be made otherwise.

28. The proposed development was considered to be acceptable in principle, providing a sustainable source of construction aggregate. Identified impacts were considered to be capable of satisfactory mitigation.

Deepening of the existing quarry

29. These decisions established the Western Extension site as an existing quarry, albeit extracting above the water table. The principle of mineral extraction and restoration at the site was established. Through the assessment and determination of the original application to develop the quarry, the various issues and impacts associated with quarrying in this location were considered and addressed to the satisfaction of the Mineral Planning Authority.

30. The current applications seek to extend the quarry, both in size (deepening) and in length of time required to finalise restoration. This will lead to potential impacts that have not yet been considered, and it is these impacts that will now be assessed.

Planning assessment of current applications

31. In accordance with national policy, Policy SS 1 (*Presumption in Favour of Sustainable Development*) of the Minerals Strategy requires that when considering development proposals, the MPA will take a positive approach that reflects the presumption in favour of sustainable development, working proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, thereby securing development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies of the development plan are to be approved without delay, unless material considerations indicate otherwise.

32. Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received the main issues raised by this application are:

Main issues assessed

i) The acceptability in principle of the proposed development, including benefits

ii) Whether potentially adverse environmental impacts can be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements, in particular those related to likely significant effects:

- Noise
- Pollution/climate impacts
- Landscape and visual impact
- Biodiversity/ecology
- Hydrology/flooding
- Archaeology/heritage
- Human health - various, particularly aircraft/birdstrike minimisation
- Increased importation of inert waste for restoration

- Increased time period for the retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry
- Transport and traffic
- Land use/soils
- Vibration
- Dust
- Cumulative impacts

33. In recognition of the various environmental considerations, a revised working scheme has been proposed to achieve:

- Extraction of the sub-groundwater mineral by dewatering the Western Extension to release an extra 305,168 tonnes of mineral;
- Settlement of the groundwater before discharging off-site into an existing drainage system;
- Management of dewatering process, including the provision of a sump in each phase to collect surface and groundwater, a settlement lagoon that the collected water is pumped to and a pump to send the collected water to the lagoon, and impacts of pumping the water offsite;
- A revised Bird Strike Management Plan;
- Provision of a 'Dewatering Standoff' between the sub-groundwater mineral extraction and Dales House;
- Revised phasing and bunding scheme to ensure that the Western Extension can be progressively restored; and
- Restoration which continues to use imported and indigenous materials.

Principle of Development - current applications 8/20/0016/CONDR and 8/20/0017/CONDR

34. Minerals can only be worked where they are found and so the acceptability in principle of the proposed extension (deepening), and the retention of the mineral processing facility has been considered within the context of the development plan strategy for maintaining an adequate and steady supply of locally extracted sand and gravel.

35. The NPPF and the Minerals Strategy 2014 both recognise the value of minerals as a finite resource and the contribution that minerals make to national prosperity and in improving quality of life. Paragraph 205 of the NPPF provides that, when determining planning applications, 'great weight' should be given to the benefits of mineral extraction, including to the economy. Aggregates are minerals of national and local importance, meaning that they are essential in meeting the needs of a healthy and prosperous society. This requirement to give 'great weight' to a particular form of development is used infrequently elsewhere in the framework and is, therefore, a fundamental expression of policy support for minerals development. Both the National Planning Policy Framework and the Minerals Strategy are underpinned by a general presumption in favour of sustainable development.

36. The Minerals Strategy recognises that aggregates are essential to support continued economic growth in the BCP Council area and beyond its

boundaries. A sufficient supply of aggregates, enables the delivery and maintenance of infrastructure projects and community facilities such as; transport networks, flood and sea defences and commercial buildings.

37. A key objective of the C&ED Local Plan is to deliver strategic highway infrastructure improvement works for South East Dorset (Objective 6) and to provide a wide range of new homes to provide for local need (Objective 5) in an area of the country where house prices to income ratios are relatively high. The Minerals Strategy is committed to providing a sufficient supply of construction aggregates to deliver this building programme and to maintain existing infrastructure, whilst also managing the environmental effects of this essential form of development (paragraph 7.1).

38. Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy requires that new sand and gravel quarries are located within the designated aggregate resource blocks, which are spatial areas that have been identified as having significant reserves of sand and gravel considered economically viable. Specific sites within these resource blocks will only be considered for development where it has been demonstrated that mineral extraction would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination with other plans or projects (Policy AS1).

39. The NPPF places a duty on the Council, as the Mineral Planning Authority (MPA), to make provision for a steady and adequate supply of aggregate minerals by maintaining at least a 7-year supply of permitted sand and gravel reserves. This is a minimum requirement and the NPPF acknowledges that longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites. The principle of a 7-year land-bank being a minimum threshold that should not preclude additional reserves being secured is re-iterated in paragraph 086 of the Planning Policy Guidance (PPG) in which it is clearly stated that:

> "There is no maximum land-bank level and each application for minerals extraction must be considered on its own merits regardless of the length of the land-bank*".*

40. The mineral output from the proposed deepening would be an additional 305,168 tonnes of 'River Terrace' sand and gravel. The most recent Local Aggregates Assessment (LAA) is the 2018 LAA, which indicates that in 2018 (as required by Policy AS2 Land-bank Provision of the Minerals Strategy) the NPPF requirement for a minimum 7-year land-bank for River Terrace sand and gravel (the aggregate produced from Hurn Court Farm) forecast over the plan period was comfortably exceeded.

41. The LAA is based on the current agreed local annual supply requirements for Bournemouth, Dorset and Poole and is calculated based on:

- remaining reserves at existing permitted sites
- new sand and gravel sites, including extensions to existing permitted sites that are identified in the Minerals Site Plan 2019, and
- new sites not identified in the Draft Minerals Site Plan (subject to other criteria not relevant to this report)

42. Demand for River Terrace aggregate has remained relatively level in recent years, with a slight rise since 2017, in response to ambitious national and local targets for housing and infrastructure provision. The forecast is estimated on a 'rolling' year-on-year basis, and permitted reserves are continuing to be worked and therefore the land-bank, without replenishment, would be continually diminishing. Whilst the current River Terrace land-bank exceeds 10 years, further commitments to the land-bank, via allocations or permissions, are required to ensure that a land-bank is capable of being maintained throughout the life of the plan (and beyond).

43. It is clearly impossible to predict the impacts of the coronavirus and resultant lockdown and the effects these will have on economic development and the associated demand for aggregates but, current economic conditions would not be considered a valid reason to refuse a limited extension to an existing quarry.

44. As part of the evidence base for the recently adopted Minerals Sites Plan 2019, a review of the existing permitted sites for River Terrace aggregate extraction concluded that the vast majority of the remaining River Terrance reserve land-bank (i.e. mineral in the ground, with permission for extraction) was comprised within just four sites. One was located at the western edge of the County (Chard Junction) and the other close to its eastern edge (Avon Common), with the only other two 'sand and gravel' quarries (as distinct from sand quarries associated with Poole Formation sand) currently operating close to Dorchester, at Redbridge Road, where extraction is nearing completion, and Woodsford Quarry.

45. Relative to the markets served by the existing Hurn Court Farm quarry and the Western Extension site, the productive capacity of Avon Common remains nil as it is not operational, despite planning permission being granted 12 years ago. There is no certainty that during the plan period the Avon Common site would be worked, and so the Hurn Court Farm deepening would have an important role to play in continuing to serve the markets in the South East of the Dorset Council and BCP areas.

46. The closest site to the Hurn Court Farm Western Extension site, allocated through the Minerals Sites Plan is at Roeshot Quarry, which is 11km away to the east and straddles the Hampshire-Dorset border. A planning application for the eastern part of this site has recently been approved by Hampshire County Council, and it is unlikely that the western part of this site, which is within the BCP boundary, would be developed for some 6 years, by which time the proposed extraction at Hurn, including the deepening, would be almost half completed.

47. The location of Roeshot Quarry on the eastern edge of Christchurch indicates that it would have its own established markets by the time any extension into the BCP area occurred, and it is not anticipated that this or any other site allocation in the Mineral Sites Plan 2019 would adversely affect the market demand for the aggregate from Hurn Court Farm.

Restoration using inert waste

48. The application for deepening of the proposed extension would use a total of approximately 690,666 tonnes of imported inert waste to restore the quarry back to an agricultural after-use. The restoration of each phase would immediately follow once mineral extraction had ceased, thereby progressively

restoring the proposed extension fully by the end of 2031, as originally permitted.

49. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) of the Minerals Strategy advocates progressive and timely restoration, whilst recognising the importation of inert waste as an established way to restore a quarry. Similar to the Minerals Strategy, the Waste Plan 2019 (Policy 8) supports the use of inert waste for the restoration of mineral voids.

50. Policy RS1 requires the developer to demonstrate that inert waste imported for restoration is both suitable and available in sufficient quantity when needed to achieve the proposed restoration scheme. As far as reasonably possible, recyclable material capable of producing high quality washed recycled aggregates should already have been removed from the inert waste prior to being used for restoration.

51. The Waste Plan 2019 identifies a shortfall in the provision of inert waste disposal facilities and the need for greater provision (Paragraph 10.28). Policy 8 (*Inert Waste Recovery and Disposal*) of this Plan provides specific criteria for identifying the provision of new disposal facilities that have been used, alongside Policy RS1 of the Minerals Strategy, to assess the acceptability of disposing the proposed quantities of inert waste to achieve the proposed restoration profile and after-use.

52. Policy 8 requires proposals for inert waste disposal to demonstrate that they meet all of the following criteria:

    - as far as is reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling;
    - the minimum amount of waste is being used to achieve the intended benefit; and
    - they will not prejudice the restoration of existing or permitted mineral sites.

53. The original application established the principle of importing waste for use for restoration. Although the current application proposes importation of a greater amount of waste, given the increased void proposed through deepening, the applicant still expects to finish extraction and restoration by the end of 2031, as originally permitted. The rate of importation originally permitted, 70,000 to 140,000 tonnes per annum (tpa), will not change.

54. Although ‘cut and fill’ calculations for quarry restoration can only ever be estimated, it is considered that the proposed overall volume of imported inert waste is not excessive to achieve the proposed land form and after-use. Nevertheless, as with the original permission, a condition requiring that the applicants submit a detailed restoration scheme identifying the tonnage and volume of inert waste, required for the restoration of each phase, is considered appropriate, should consent be forthcoming.

55. In meeting the requirements of criterion (a) and (c) of Policy 8, the developer intends to import inert waste through their own local construction and demolition waste business. Any materials that could be used to produce a high quality recycled aggregate would have been removed for their commercial value, prior to the inert waste being exported to the proposed site.

Retention of the Existing Mineral Processing Facility and Delay to the Full Restoration of the Existing Quarry by 12 Years.

56. Condition 1 of planning permission 8/16/2010/DCC required the original Hurn Court Farm quarry to be restored by 20th August 2030. This date is in conflict with the requirements of Condition 19 of planning permission 8/16/2011/DCC which required the Western Extension site to be restored by 31st December 2031 even though the temporary retention of the original Hurn Court Farm quarry was required, to allow the mineral to be processed and sold through the plant remaining on the original Hurn Court Farm site.

57. The current application therefore seeks to extend the date for full restoration to 31st August 2032, allowing time for the full restoration of the Western Extension site and the removal of the plant and any remaining mineral and full restoration of the original Hurn Court Farm quarry site.

58. Policy RS2 (*Retention of Plant, Machinery and other Ancillary Development*) of the Minerals Strategy requires that there should be a demonstrable need for the retention of the mineral processing facility beyond the life of the existing permitted quarry. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy requires the provision of a safe access.

59. The proposed extension would require the retention of the existing mineral processing facility to provide for the continuing supply of construction aggregates from the site. The need for the mineral from the proposed extension is considered sufficient to outweigh any cumulative effects from the delay to the final working of Phase 5 of the original Hurn Court Farm quarry and the full restoration of the site, which would otherwise be contrary to the requirements of Policy DM1 j (*Key Criteria for Sustainable Minerals Development*) and RS1 f (*Restoration, Aftercare and Afteruse of Minerals Development*) of the Minerals Strategy. The retention of the mineral processing facility and the delay to mineral extraction and reclamation of Phase 5 would not affect restoration of the wider original Hurn Court Farm quarry site (Policy RS2 c - *Retention of Plant, Machinery and other Ancillary Development* of the Minerals Strategy).

60. A planning condition ensuring that mineral extraction in Phase 5 of the existing, original Hurn Court Farm quarry would not occur until the deepened extension has been fully worked out, is recommended. This would prevent the working of both sites simultaneously and ensure the timely reclamation both sites back to an agricultural after use in accordance with Policy RS2 (b).

Scope for Mitigation of Likely Significant Effects of the Development on Water Resources and Flood Risk

61. Paragraph 103 of the NPPF and PPG: *Minerals* provides that when determining a planning application for minerals development, the MPA is required to ensure flood risk is not increased elsewhere. Development should also have no unacceptable adverse impact on the flow and quantity of surface and groundwater, and migration of contamination from a site. The Minerals Strategy recognises that sand and gravel extraction will at some point affect surface and ground water resources, and that there will be potential for significant adverse impacts to water quality and water levels, both within and beyond the boundaries of a site. Policy DM3 (*Managing the Impact on Surface Water and*

Ground Water Resources) states that proposals for minerals development which would have an impact on water resources will only be permitted where it can be demonstrated that the local water environment would be protected and, where appropriate, enhanced.

62. The nearest main river is the River Stour, which is located approximately 450m to the south-west of the proposed extension. The Moors River is located approximately 550m to the east of the minerals processing facility. There are no watercourses or surface water features located within the boundaries of either site. To the south of the site a series of land drains and streams coalesce to form the Leaden Stour, a minor tributary of the River Stour. The proposed discharge from the site will drain into these.

63. The Western Extension site lies within Flood Risk Zone (FRZ) 1 as indicated by the EA indicative flood maps. Flood Zone 1 comprises land assessed as having a 'low' probability (<0.1% - a risk of fluvial flooding of less than 1 in 1000 in a year) to river and sea flooding. All uses of land are appropriate in Zone 1, including mineral extraction.

64. The previous permission limited working to above the water table, and there was therefore no impact on groundwater flows or quality, or requirement to manage/remove groundwater. The consent confirmed that the use of inert material to restore the proposed extension back to pre-extraction ground levels, whilst not as porous as the sand and gravel to be extracted, would reduce the risk of groundwater flooding should groundwater levels become elevated or drainage potential for surface water reduce.

65. However, working above the water table also effectively sterilised over 300,000 tonnes of sand and gravel. The current application seeks to realise this part of the resource, and proposes intercepting flows of ground and surface water, pumping these to a settlement lagoon in Phase 2 of the quarry and allowing the water to flow out of the site when the solid matter in it has settled out. Following completion of extraction, all areas would be backfilled with inert waste and returned to pre-development ground levels. Drainage would then be monitored following restoration for a period of 5 years to ensure that soils continue to drain freely, with remediation measures taken in the event of drainage problems.

66. The layout of the existing plant site would not be changed during the proposed works and runoff will continue to be managed as at present with runoff dispersing by infiltration and overland flow and by retention within the drainage ditch to the north of the site.

67. The proposed extension site is located immediately adjacent to Bournemouth Airport and within the 13-km safeguarding consultation zone, which is subject to the requirements of Policy DM9 (*Extraction and Restoration within Airfield Safeguarding Areas*) of the Minerals Strategy. The Airport safeguarding Authority has not objected to either proposal subject to the imposition of a planning condition requiring the submission of an updated birdstrike management plan. The plan is required to be approved prior to any development taking place in the proposed extension area and is to ensure that there would be no increased hazards to aviation safety.

68. Issues raised by objectors included:

i) Insufficient information has been submitted to enable the application to be determined at this time

ii) Increased risk of flooding pollution downstream as a result of water being pumped from the site

iii) Whether the data used for the Flood Risk Assessment was fit for purpose

69. BCP Council's Flooding and Coastal Erosion Risk Management Team (FCERMT) have raised some queries but have not objected to the proposed development.

70. As identified in the information submitted in support of the application, the proposal has the potential to impact upon the water environment in the following direct ways:

i) Potential for impact upon groundwater levels and flows;

ii) Potential for impact upon surface water levels and flows;

iii) Potential for derogation of groundwater quality;

iv) Potential for derogation of surface water quality, and;

v) Potential for the exacerbation of extant flood risk.

71. Given the proximity of the adjacent Bournemouth Airport, the impact assessment also additionally considered:

i) Potential for increased bird strike risk resulting from changes in site water management measures.

72. The direct impacts outlined above may lead, in-turn, to indirect impacts upon:

i) The stability of nearby structures.

ii) Potential for indirect derogation of surface water flow rates and / or waterbodies;

iii) Potential for indirect impact upon the volume of groundwater and / or surface water available to existing abstractions;

iv) Potential for indirect impact upon the quality of groundwater and / or surface water available to existing abstractions;

v) Potential impact upon floral and/or faunal habitats as a result of flow/quality derogation within surface water-courses/wetland areas.

73. The submitted hydrology/hydrogeology assessment and Flood Risk Assessment have assessed these risks and consider that the proposed methodology for intercepting and collecting ground and surface water is fit for purpose and will ensure the necessary safeguards. This assumes that permission will be conditioned by implementation and adherence to recommendations set out in the hydrology/hydrogeology assessment and Flood Risk Assessment documents.

74. In addition, further and more detailed assessment will be required for the necessary Environment Agency permitting/approval to extract and discharge water as proposed. As the ditches and Southern Stream which will receive the outflow from the site are Ordinary Watercourses, BCP's FCERMT will hold administrative responsibility for them and connection of the site discharge to

these watercourses will require Land Drainage Consent (LDC). The additional assessment and permitting requirements will provide further safeguards for the environment.

75. The issues of hydrology and hydrogeology, the proposed methodology, its potential effect on surface water and groundwater flooding and water pollution have been the subject of discussions between the Environment Agency (EA) and the developer. The EA have advised that a pre-commencement condition should be imposed, requiring that the principles of a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) are submitted to and agreed by the mineral planning authority, thereby ensuring that the water environment is properly managed and protected. The actual HRA and HMS, as agreed, would be undertaken at the same time as the necessary work to inform the EA permitting requirements, all in advance of approval by the EA and actual work beginning on the ground. These will confirm that the EA are satisfied that the proposed approach to deal with ground and surface water is robust and fit for purpose. The developer has indicated that they would be willing to accept this approach.

76. Having regard to the above, it is considered that the two development proposals would not have any significant adverse effect on water resources and flood risk in isolation or cumulatively that could not be mitigated for by planning condition, together with EA permitting requirements, and it is therefore considered they are in accordance with national policy and Policies DM1 i (*Key Criteria for Sustainable Minerals Development),* DM2 (*Managing Impacts to Amenity*), DM3 (*Managing the Impact on Surface Water and Groundwater Resources*) and CC1 (*Preparation of Climate Change Assessment*) and draft Policy 16 (*Natural Resources*) of the Waste Plan.

Impact on Heritage Assets

77. The NPPF sets out the approach to be adopted in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification.

78. The attribution of 'great weight' in the NPPF is used sparingly and so needs to be given proper consideration when considering impacts on heritage assets. (It is relevant to note that great weight is also afforded to minerals supply and this report considers both matters accordingly.) As heritage assets are irreplaceable, any harm should require clear and convincing justification.

79. In relation to listed buildings there is a statutory duty to have special regard to the desirability of preserving the listed building and/or its setting together with any special architectural or historic features it has. This duty applies when considering granting planning permission affecting a listed building or its setting. Even when harm is less than substantial, that harm must carry great weight in the planning balance. The NPPF requires that '*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*' (para. 194). Paragraph 195 goes on to state that permission should be refused in the case of a proposal leading to substantial harm to a designated heritage asset unless substantial public benefits can be demonstrated. Where the harm to the significance of a designated heritage

asset is less than substantial the NPPF adds that '*this harm should be weighed against the public benefits of the proposal*…' (para. 196). In assessing such benefits, it will important to give due consideration to alternatives which could reduce or avoid any harm.

80. In accord with the NPPF, Policy DM7 of the Minerals Strategy (*The Historic Environment*) states that proposals for mineral development will only be permitted where it can be demonstrated through authoritative assessment and evaluation that heritage assets and their setting will be conserved in a manner appropriate to their significance.

81. Adverse impacts should be avoided or mitigated to an acceptable level. The policy further provides that where the presence of historic assets of national significance is proven, either through designation or a process of assessment, their preservation in situ will be required. Any other historic assets should be preserved in situ if possible, or otherwise by record.

82. Policy DM1 (d) (*Key Criteria for Suitable Minerals Development*) requires the protection, and where possible, enhancement of heritage assets. Preservation in this context means not harming the interest in the building, as opposed to keeping it completely unchanged. Policy HE1 of the Christchurch and East Dorset Core Strategy accords with national and minerals policy. The setting of a heritage asset is defined as "…..*the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral…."* (DCLG 2012:56).

83. The previous application (8/16/2011/DCC), proposed a 3m landscape bund located 38.5m from the north (rear) elevation of Dales House, 15m from the property boundary. The heritage assessment concluded that the temporary change of use of land from agriculture to mineral extraction, including the removal of hedgerows would temporarily harm the setting of Dales House. It was acknowledged that the construction of a landscape screening bund between the proposed extension and Dales House would be an alien feature in the immediate agricultural landscape, but would lead to less than substantial harm to the setting of Dales House and would also mitigate the impact of mineral extraction in terms of noise and visual amenities.

84. Officers considered that the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighed in favour of the proposal and should be accorded significant weight. The proposed extension was modest in scale and offered planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility. Subject to the imposition of planning conditions, an adequate buffer would exist to the extent necessary to achieve an adequate and acceptable level of mitigation of potential adverse effects including noise, vibration, dust and visual intrusion to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

85. The heritage assessment established that the most important settings and views of both listed buildings would not be impacted by the proposed extension. Moreover, the surrounding agricultural landscape character that would be changed temporarily by mineral extraction does not meaningfully

contribute to the significance of either asset, because this setting has already been degraded by other built development.

86. Notwithstanding the foregoing, it was established that the proposals would give rise to less than substantial harm to the setting which should be afforded due consideration in the assessment of the application. In doing so, officers concluded that the harm was clearly outweighed by the significant public benefits of the proposal, which also provided clear and convincing justification to make an exception to Policies DM1d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

87. The permission granted established the acceptability of mineral working at the site. A heritage impact assessment has been undertaken for the current planning application 8/20/0017/CONDR, which seeks to deepen the extraction with no change to the footprint. No additional sensitive receptors were identified, and no changes to the previous permitted mitigation is proposed. For the most part, the new proposals will not entail any additional significant effects to heritage assets above and beyond those already identified within the 2016 ES.

88. The exception to this is the listed building located in close proximity to the Western Extension; Dales House, which could be adversely affected by the proposals, above and beyond the level previously identified in respect of the original planning applications. As the building is located outside the boundary of the site, there will be no direct impacts as a result of extraction. However, there is the potential for indirect physical impacts to the fabric of the heritage asset. These potential effects could arise during Phases 1b and 2b of the revised working scheme. Extraction will entail de-watering of the sub-water table mineral via a sump, and relocation of the groundwater into a water lagoon. The mineral will then be extracted above groundwater mineral below groundwater mineral (below 7m AOD).

89. Dales House is situated adjacent to the southern boundary of the Western Extension. The building lies at c. 7m AOD, and therefore it is possible that the foundations of the building extend into the current water table. The dewatering of the Western Extension, if unmitigated, has the potential to affect the water table beyond the application site boundaries. Hydrological changes in the ground directly below Dales Farmhouse could cause adverse physical effects to the fabric of the building. Rapid drying out of the foundations could potentially causing cracking and shrinking of mortar, timber or other historic fabric, potentially causing destabilisation of foundations. At worst case, these hydrological changes could threaten the structural stability of the building.

90. To address this, a de-watering buffer is proposed for Phases 1 and 2. This buffer will take in the area within 125m of Dales House, and within this area mineral extraction will remain above the water table. Based on the evidence available, changes to the hydrology of the property as a result of mineral extraction will not occur.

91. The consented scheme proposed to have bunds in position for the duration of the working period of the Western Extension, a period of over 10 years. However, the new proposals have altered the methodology, so that a series of targeted bunds are proposed, constructed and then removed on a rolling basis

as each phase is completed and becomes ready from restoration. This methodology would result in the restoration of the areas of the Western Extension in closest proximity to Dales House much sooner than would be the case with the consented scheme. This will result in a minor reduction of the anticipated impacts of the operation of the Western Extension.

92. The remainder of the heritage assets assessed within the 2016 ES were assessed as not receiving adverse significance of effect. No additional impacts are anticipated for the Western Extension as a result of the current Planning Application.

93. In order to facilitate extraction of the sub-water table mineral within the Western Extension, there is also an application to extend the operational life of the original quarry, in order to bring it in line with the Western Extension. The 2016 ES identified a number of sensitive receptors to the consented scheme to extract mineral within the original quarry, which are set out within the 2016 ES Chapter. It is anticipated that the extension of the operational life of the original quarry as proposed will not result in any additional significant effects to the sensitive receptors identified within the 2016 ES.

94. As with the original proposal for the Western Extension site, officers consider that the extent to which the proposed deepening would assist in securing the deliverability of construction aggregate supply should again be accorded weight. The proposed deepening is modest in scale and offers planning and environmental gains given the location of the quarry adjacent to an existing mineral processing facility.

95. Under the current planning permission, less than substantial harm to the setting exists and will continue to exist, and this must be afforded due weight. It is considered that the potential indirect hydrological impact has been appropriately mitigated and officers are satisfied that any impact on Heritage assets would be outweighed by the public benefits of the proposal, providing clear and convincing justification to make an exception to Policies DM1 d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

Landscape and Visual Impact Assessment

96. Policy DM4 (*Protection and Enhancement of Landscape Character and Countryside*) of the Minerals Strategy provides that minerals development will only be permitted when the proposals include provisions to protect and/or enhance the quality, character and amenity value of the countryside and landscape. It is further stated that development which affects the landscape will only be permitted if it can be demonstrated that any adverse impacts can be:

    i) avoided; or

    ii) where an adverse impact cannot be avoided, the impact will be adequately mitigated; or

    iii) where adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements will be made to offset the residual landscape and visual impacts.

97. Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy places similar requirements on new development. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) requires high quality and timely restoration that where possible is undertaken in phases to mitigate for residential amenity and to minimise the duration of landscape and environmental impacts.

98. The Landscape and Visual Impact Assessment prepared in support of the original applications found that the proposed development would have no significant, adverse visual or noise impact such that landscape character or views in isolation or cumulatively would be affected in a manner which could not be adequately mitigated for by planning condition, achieving accordance with Policies DM4 (*Protection and Enhancement of Landscape Character and Countryside*), RS1 (*Restoration, Aftercare and After-use of Minerals Development*) and Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy. A planning condition was recommended which sought the submission of a detailed landscaping plan, prior to the commencement of mineral extraction which would ensure that all additional planting would be sufficient to offer mitigation.

99. For the current applications, the proposed changes are as follows:

    i. Working the mineral to greater depth which will require the early construction of a dewatering sump followed by extraction in all phases below the current 7m Above Ordnance Datum (AOD) limit;

    ii. Mineral extraction remains split into five phases commencing in the south eastern block (Phase 1) of the extension area and progresses in a westerly direction into the south western block (Phase 2). After Phase 2 the sequence of phasing changes with the northeast section of the site becoming Phase 3 followed by Phase 4, which is now in the northwest. This change to phasing is proposed in order to facilitate the proposed extraction to greater depth as well as the retention of the pumped sump;

    iii. A strip of mineral running east to west through the centre of the extension area (Phase 5) will be retained as an access route to Phases 2 to 4 and will be extracted after Phases 1 to 4 have been worked;

    iv. Management of ground water which will require the construction of a small settlement lagoon located close to the southern boundary of Phase 2 of the Approved Development extraction area;

    v. Construction on the southern boundary and beneath Dales Lane to a discharge point adjacent to the watercourse south of the site. This operation, which will be very temporary, will require removal of a small length of scrub hedgerow on the north side of Dales Lane;

    vi. As the quarry has been worked, it has become apparent that there are insufficient soil from Phase 1 to build bunds around the whole of the western extension area, As a result, each phase of mineral extraction will be bunded separately as

shown on the submitted plans 347D – 01-03 (Phase 1A) to 347D -01-010 (Phase 5B). these bunds will be constructed prior to the commencement of mineral extraction in each phase, until final restoration of that phase; and

vii. Longer duration of quarrying activities, as follows:

- The Planning Permission for the Western Extension requires working to cease and the land to be restored by 30th August 2031;
- Mineral extraction above groundwater, will have a 3 to 6-year duration based on the predicted rates of extraction;
- The current estimates suggest that deepening the quarry will extend the duration of mineral extraction by 2-4 years. It is therefore envisaged that mineral extraction will cease by 30th August 2030; and
- Due to the time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of Planning Permission Ref: 8/16/2011/DCC, the Western Extension shall be restored by 31st December 2031.

100. Planning permission requires the western extension to be restored back to agriculture use, at the original pre-development ground levels and consents the use of imported restoration materials. This restoration outcome will not change as a result of the revised, proposed development.

101. To support the Western Extension, the plant area in the original quarry must be retained to process, store and sell the mineral and to support importation of restoration materials. In contrast to the 31st December 2031 end date of the Western Extension, Condition 1 of planning permission ref: 8/16/2010/DCC requires the original quarry to be restored within 12 years from the date of this consent (20th August 2030), even though the temporary retention of the original quarry is required to provide the weighbridge, office and staff facilities necessary to support the restoration works. It is therefore also proposed to extend the restoration end date of the original quarry until 31st August 2032.

102. The significance of the landscape effects of the approved proposals was generally assessed to be moderately adverse for the short term (during extraction) and negligible to slightly beneficial for the long term (following restoration).

103. In the context of the approved development proposals, which have now become the baseline landscape condition, the significance of landscape effects arising from the proposed development changes are assessed to be generally as follows:

104. The significance of landscape and visual effects for a western extension restoration to Hurn Quarry, was originally assessed in a Landscape Visual Impact Assessment (VIA) included within an Environmental Statement (dated July 2016) accompanying planning applications 8/16/2011/DCC and 8/16/2010/DCC. An Addendum to the LVIA has been undertaken, considering

the significance of landscape and visual effects in the context of specific changes proposed to the approved scheme.

105. Due to the nature of the revised proposals, all effects identified are temporary and the phased construction and removal of perimeter screen bunding will deliver earlier agricultural restoration of the site.

106. Phased mineral extraction and restoration will take place within the approved timescale to 2031. An additional 2 years beyond that currently permitted is required to retain the plant area in the original quarry to support the development of the western extension.

107. The significance of landscape and visual effects upon identified local receptors, arising from the changes included in the proposed development, are generally considered to be negligible and therefore 'not significant'.

Ecology and Biodiversity

108. Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks and sets out criteria that should be addressed when development is proposed.

109. The ecological appraisal carried out on the original application noted the presence of some habitats that may be of interest to protected species and the potential presence of badgers, reptiles, amphibians including great crested newts and nesting birds. Further assessment of bats, badgers and reptiles was subsequently undertaken. It was considered that the ecological interests on the site would be addressed satisfactorily through the imposition of a planning condition requiring a site environmental management plan for the lifecycle of the proposed development. The opportunity to create new ecological habitat and increase biodiversity during restoration should ensure that there is no net loss to biodiversity, because of the temporary loss of habitat.

110. Having regard to the above, it was considered that the, then proposed development would not have any significant adverse effect on ecology and biodiversity, in isolation or cumulatively, that could not be mitigated for by planning condition and was therefore considered to be in accordance with national policy and Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy.

111. Proposed changes to the current permitted situation include installation of a sump and a large sediment lagoon in line with best practice in relation to water treatment arising from quarrying activities. The sump will move within the site, the lagoon will remain in Phase 2. The water discharge outfall point from the lagoon, and the discharge itself, are new features that do have potential to impact adversely on the local ecology. In order to further negate bird strike issues that might arise as a consequence of creation of these waterbodies netting will be used and maintained to prevent access by waterfowl.

112. The area of the new discharge point on the embankment and ditch discharge area south of the site comprises a mixture of common low scrub and forb species. Further west along the ditch receiving water are three veteran oak trees (*Quercus Robur*), supporting potential roosting features (PRF) for bats. Some of the larger/denser trees and shrubs have the potential to support low numbers of common nesting birds.

113. The assessment determined that the discharge point would not impact on the PRF Oak Trees which lie to the west of the discharge point. The protection of these trees is therefore not required.

114. Regarding nesting birds, installation of the proposed outfall may require removal or trimming of a small amount of planting that could support low numbers of common nesting birds. This could result in the damage or destruction of breeding birds, their nests (while in use or being built) or the destruction of bird eggs unless appropriate mitigation action is taken. To ensure compliance with the Wildlife and Countryside Act, 1981 (as amended) the following action is required:

115. Vegetation removal/cutting should be undertaken outside the bird breeding season, which is generally considered to be from 1st March to the 31st August (to cover all bird species, particularly multiple brood species). This option would avoid the need for a pre-works inspection to determine the presence of nesting/breeding birds. If this option is not feasible then the following action will be taken:

    A nesting bird inspection immediately prior to the commencement of vegetation removal/cutting will be undertaken. If nesting birds or birds constructing a nest are subsequently identified to be present, work in that area must cease until the nest is clear.

116. Irrespective of time of year or if nesting birds move into the area then works in the immediate vicinity should stop and an ecologist consulted.

117. The downstream water environment and any habitats reliant upon water will be protected from adverse impacts in terms of water quantity or quality. All quarry run-off and silt/sediment-laden water will first flow through a silt trap (silt lagoon) before entering the outflow ditch (or other surface water drain). Water containing silt/sediment will not be pumped into or allowed to flow directly into, the discharge ditch (or other surface water drain). The water and silt/sediment discharge regime will require an Environment Agency Environmental Permit, thereby ensuring the protection of the downstream water environment and any habitats reliant upon water quality or quantity.

118. A planning condition requiring a site-wide environmental management plan for the lifecycle of the proposed development, would be appropriate, if consent is forthcoming.

Noise

119. The assessment carried out in support of the original planning applications included noise impacts, and conditions relating to the control of noise and associated impacts were included with the permissions issued. It was considered that these conditions provided the necessary controls over noise.

120. The proposed variations to the current planning consents seek to permit extraction of sand and gravel from below the water table, and involve the following changes to the current permitted way of working:

    - Changes to the phasing of the mineral extraction, specifically phases 3 and 4 will swap around, resulting in a more practical approach to the extraction of materials;

- Changes to the mitigation bunding whereby the bunds are to be constructed around each extraction phase as required, rather than around the whole development site. That is, the bunds around phase one have been constructed around this specific phase and will be used in its restoration once the extraction phase has been completed;
- The management of groundwater during mineral extraction below the water table; and
- Extension to the end date of the original quarry facilities.

121. Extraction below the water table will extend the extraction phase of the development, which will cease by 30th August 2030. The rest of the site, material throughput per annum, extraction methods, number of vehicles per day etc will remain as detailed in the consented plans.

122. The extension to the end date of the original quarry will not introduce any new noise impacts and, during the later stages of the lifespan, will only be used to support the restoration of the western extension. To that end, it is considered that the extension to the life of the original quarry will not result in any additional noise impacts and has not been considered within this assessment.

123. Further work has been undertaken to assess the changes in noise impacts associated with the additional drainage plant and changes to the bunding. The impacts associated with the site preparation, mineral extraction and restoration phases will remain the unchanged and are therefore not assessed again.

124. The proposed drainage equipment will not generate significant levels of ground transmitted vibration. Therefore, the vibration impacts associated with the extraction of sand and gravel remain unchanged and effects from vibration and are also not assessed again.

125. It was originally proposed through the current applications that the pump required to dewater the site would be powered by a diesel generator which would run as required when the pump was needed. The pump itself is submersible, and would generate very little or no noise that would be perceptible at any receptor locations.

126. The further noise assessment carried out has shown that noise from the additional drainage plant would be very low when calculated to the nearest noise sensitive receptor locations.

127. When the cumulative daytime operational scenario is considered, it is evident that the proposed drainage plant would not result in any significant increase in noise emissions from the quarry extension and, therefore, would not result in any change in the noise impacts originally calculated. The generator would operate at night but the assessment indicates that a noise limit 10dB below that set to prevent sleep disturbance can be achieved.

128. Overall, noise impacts from the deepening of the Western Extension site remain ‘minor adverse’ during daytime hours and are rated as ‘minor’ during the night-time period as it is possible that noise will be discernible should it be necessary to operate the pump during night-time hours.

129. A response from a local resident was received, objecting to potential impacts on amenity from the noise of the drainage plant. In response, the operator has

confirmed that there is no longer a proposal to use a generator to power the submersible pump. The pump will be directly powered from a power cable running onto the site. This will reduce noise impacts still further, and the Mineral Planning Authority is satisfied that with the imposition of conditions to control and manage noise as previously, there is no need for any further action. The proposals are considered to be in accordance with national policy and Policy DM2 (a) and (f) *Managing Impacts on Amenity* of the Minerals Strategy.

Transport and Traffic

130. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy provides that minerals development which could have an adverse impact as a consequence of the traffic generated should only be permitted where it is demonstrated through a transport assessment that, among other matters, safe access will be provided, there will be no adverse impact on the Strategic, Primary or Local Route Network, and that where required, funding for network improvements will be provided to mitigate for significant impacts.

131. Policy KS11 (*Transport and Development*) of the C&ED Core Strategy states that development will only be permitted where mitigation against adverse transport impacts, which may arise in isolation or cumulatively with other proposals, is provided. Mitigation is to be provided through site specific legal agreements and payment of the Community Infrastructure Levy (CIL).

132. It was noted that the previous application did not propose any materially significant increase in traffic movements over and above the existing permitted quarry and there was a committed programme of highway improvements to serve planned growth in and around the airport. Aggregates are essential minerals needed to support the construction industry, as well as for highway infrastructure, and in this sense a local supply of aggregate for an area of planned growth offered distinct sustainability benefits. In the absence of any highway objection in relation to direct or cumulative impacts, it was not considered that the impact of HGV movements from the proposed extension would have a significant adverse effect, in isolation or cumulatively with other development that would require a financial contribution through the district council's CIL. Both proposals were therefore considered to fully comply with Policy DM (j) of the Minerals Strategy and Policy KS11 (Transport and Development) of the CD&ED Core Strategy.

133. The current planning application proposes the variation of the depth limit, reducing the amount of mineral resources sterilised through the extant consent. The current estimates suggest that deepening the quarry will release an extra 305,000 tonnes (approx.) of mineral. This will extend the duration of mineral extraction by 2-4 years and it is therefore envisaged that mineral extraction will cease in 2030.

134. Planning permission 8/16/2011/DCC for the Western Extension also consented the importation of 140,000 tonnes per annum of restoration materials, up to 564,000 tonnes in total. As with mineral extraction, the actual rate of importation is 70,000 to 140,000 tonnes per annum.

135. It is estimated that a total of 690,666 tonnes of imported material will be required to restore the Western Extension, following the extraction of both the above & sub-groundwater mineral. Based on the rate of importation of 70,000 to 140,000 tonnes per annum, the restoration will take 5-10 years. In light of the

time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of planning permission 8/16/2011/DCC, restoration of the Western Extension is expected to be completed by 31th December 2031.

136. The rate of extraction/infill will not alter relative to the already approved development of the Western Extension, thus there is no predicted increase in daily HGV traffic relative to that already permitted. Although there will be an increase in the duration of extraction by 2-4 years, extraction will not extend beyond the restoration end date of 31th December 2031 as limited by conditions attached to Planning Permission Ref: 8/16/2011/DCC.

137. If extraction had only taken place above the water table, working and restoration could have been completed some 4 to 5 years before the end date of the permission. If extraction does take place below the water table, working and restoration will continue for a longer period of time, although remaining within the permitted timeframe. There would be more vehicles on the road, in that works would last for a longer period of time, but all would be within permitted timeframes and levels.

138. The proposed original quarry restoration variation application is the only aspect that will actually alter traffic flows, as it will have the effect of allowing operations to extend beyond 2030 (currently dictated by the original quarry consent) to 2032. The effects of the proposed variations to the approved schemes, in traffic terms, will be to extend extraction and restoration traffic from 2030 to 2032. In the final year (August 2031 to August 2032), extraction will be from the plant area only after it has been dismantled. This further assessment considers the effects at the end of the period, in 2032.

139. Following assessment, it can be shown that the percentage changes at each relevant junction around the site (B3073 Staggered Crossroads; Hurn Roundabout; B3073 between Crossroads & Roundabout) shows that there is no material difference arising from extending the operational period to 2032, and it is considered that the traffic levels pertaining to the proposed increase in the depth of the quarry, will have no additional impact over baseline conditions in that year.

140. There will be no day to day increase in traffic associated with the quarry, arising from the increased depth of extraction, as extraction rates will not alter. The only effect will be to extend the operational life of the quarry to 2032, which will have no material effect on traffic relative to background levels. It is therefore concluded that there is no requirement for any more detailed analysis of traffic impact and no requirement for mitigation arising from this planning application.

141. Retaining the existing minerals processing facility during the life of the proposed quarry extension would also offering meaningful environmental benefits by reducing the distance the mineral would have to be transported for processing. Both proposals are therefore considered to fully comply with Policy DM8 (Transport and Minerals Development) of the Minerals Strategy and Policy 12 (Transport and Access) of the Waste Plan 2019.

Other Issues Considered in the 2020 Addendum to the Environmental Statement

142. **Land-use/soils**: Chapter 9 of the original 2016 Environmental Statement concerned land use and soils and concluded that the impact would not be significant due to the temporary nature of the change in land use and the planned restoration to additional agricultural land of the same quality. As the current proposals do not impact on agricultural land beyond that already consented for mineral extraction and a change in the management of soils is not required, the further assessment of the impact of land use and soils is not required to consider the impact of the Development Proposals.

143. **Vibration**: Regarding vibration, the original 2016 Environmental Statement found that due to the nature of the material being extracted, the proposed extraction methods are not considered likely to generate significant levels of vibration and the operation of various items of plant would be likely to be imperceptible. The current proposals essentially introduce one new item of plant, a submergible pump and it is considered that this additional plant would not result in vibration when in operation. Consequently no further assessment is required.

144. **Dust**: A Dust Assessment was included in Chapter 12 of the 2016 ES which concluded that *'the effective implementation of the dust mitigation measures will ensure that dust generated at the site will have an insignificant effect on nearby sensitive receptors'.* The dust mitigation measures are included in a Construction Management Plan, adherence to which is conditioned through the current planning permissions 8/16/2011/DCC and 8/16/2010/DCC. It is proposed that adherence to the Construction Management Plan will continue and the further assessment of dust is not required to consider the impact of the Development Proposals.

Climate Change

145. Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy requires that proposals for minerals development include an assessment of how climate change mitigation has been considered and addressed.

146. Both of the original proposals were supported by a climate change assessment which detailed the limited increase in greenhouse gas emissions from the proposed extension when compared to the existing authorised development. Climate projections for the UK were assessed in order to establish what changes to the climate are likely to occur over the lifetime of the project (12 years), within Dorset.

147. An assessment of the effects of the proposals on climate, and the effects of climate change on the proposals, was included in Chapter 14 of the 2016 Environmental Statement. This assessment concluded that it is not anticipated that climate change will impact on conditions or operations at the site.

148. This assessment also considered the generation of greenhouse gas (GHG) emissions which would be minimised through the location and design of the scheme, through the use of energy efficiency measures, and the restoration of the site. The Flood Risk Assessment was also used to outline measures that will be incorporated within the design of the scheme to ensure that it is not at risk of flooding. Chapter 14 concluded that the development will be resilient to

the impacts of climate change, and will ensure continued provision of a mineral resource whilst minimising GHG emissions.

149. Climate change impacts and their effects would be limited due to the fairly short-term duration of the development, but would include the following:

    i. implement a drainage strategy that would ensure that there was no increased risk of flooding;

    ii. have a working scheme to minimise mineral waste;

    iii. not significantly increase traffic movements;

    iv. use of modern plant and machinery with high efficiency rating; and

    v. progressive restoration of the site to a high quality that would deliver net ecological gain.

150. Having regard to the information submitted in support of both proposals, it was concluded that neither would have any significant adverse effect on climate change, either in isolation or cumulatively, that could not be mitigated for by planning condition, and is therefore considered to be in accordance with national policy and Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy.

151. The current development proposals seek the extraction of the same volume of mineral over the same 12-year period, as considered in the 2016 Environmental Statement and a revised Flood Risk Assessment has been provided with the current applications demonstrating that the proposals will not result in flooding. It is considered that in terms of climate change, the findings of Chapter 14 of the 2016 ES are still valid and the proposals remain in compliance with Policy Cc1 of the Minerals Strategy.

Alternatives and the planning balance

152. As the site already benefits from planning permission for mineral extraction, and this permission is currently being actively implemented, the only alternative to deepening would be to do nothing. This would see the sterilisation of approximately 300,000 tonnes of mineral in a location where extraction is already ongoing.

153. Public benefits associated with the proposed extension include:

    i. The contribution to securing an appropriate, robust and flexible level of aggregates provision to meet the requirement for ambitious housing and infrastructure building programmes. New housing and infrastructure is a key national priority of the Government that is reflected in local development plans as necessary to secure economic growth and to maintain and improve quality of life in the County, as well as the larger conurbations of Bournemouth and Poole. This argument is substantiated by the fact that the site is a proposed allocation in the submitted Mineral Sites Plan;

    ii. The continued contribution that the existing quarry and proposed extension would make to the economy more generally, including locally based and skilled employment.

154. Officers consider the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighs heavily in

favour of the proposal and should be accorded great weight. The proposed extension is modest of scale and there are significant planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility.

Conclusion

155. Although there is no land-bank shortfall for River Terrace aggregate, there is an ongoing need for aggregate as without renewals i.e. new permissions, the land-bank will decline steadily.

156. The location of the proposed extension fully accords with Policy AS1 (Provision of Sand and Gravel) of the Minerals Strategy.

157. Inert waste is an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (Inert Waste Recovery and Disposal) of the Waste Plan.

158. The retention of the existing minerals processing facility is logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral is sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and Afteruse of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

159. The original ES demonstrated that neither the existing Hurn Court Farm quarry nor the permitted Western Extension site adversely affected the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination (the plan requires that this be demonstrated). There is no reason to expect that the current proposed deepening would have any effect on integrity.

160. The permitted extension was found to result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it was accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as ‘significant’ in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension and, in relation to harm to the setting of Dales House and Merritown Farm, required clear and convincing justification.

161. The assessment took account of the valuable contribution to securing a sufficient supply of aggregate that the previous permitted site would make, including maintaining the valuable local economic role of the quarry. The proposed deepening will have the same continuing beneficial effects.

162. Consideration has been given to alternatives to the proposals which in the current case is to take no action and accept the sterilisation of mineral which can be extracted. The proposed deepening is identified as being deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility. Officers consider that to take no action would not comply with the requirement of the NPPF to deliver sustainable development

and avoid the unnecessary sterilisation of minerals in the ground, and the public benefits that exist to justify this harm are clear.

163. Any residual adverse impacts that would affect the wider landscape character and amenity of the adjacent residential dwellings and public right of way need also to be considered in the context of the temporary and reversible nature that would be predominately contained within the first phase of the quarry. Subject to the imposition of planning conditions, an adequate buffer would also exist to the extent necessary to achieve an acceptable level of mitigation of potential adverse effects including noise, vibration, dust, visual intrusion and hydrological impact to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

164. Mineral extraction and restoration will be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period is supported (Policy RS1 - Re*storation, Aftercare and Afteruse of Minerals Development)* of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, is considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

165. Working below the water table and the associated dewatering of the site as required will bring new impacts, including the discharge of water from the site into the drainage network south of the site having the potential to cause flooding and environmental impacts, and associated potential impacts from the use of the drainage equipment. The EA is satisfied that the imposition of a condition requiring the developer to agree the principles of, and then carry out, an appropriate Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) prior to commencement will assess and prove the robustness of the proposed methodology. In addition further work for the necessary EA permitting requirements will provide further safeguards. Natural England have made no comment on the proposals, and BCP's Environmental health and Flood Risk and Control of Erosion Teams have made no objections.

166. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits of the supply of aggregates, there are clear and robust material reasons to justify the approval of both applications.

167. Overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications, and the representations received, both proposals would provide for sustainable minerals development in accordance with the provisions of the development plan. There are no other material considerations that indicate that a decision should be made otherwise.

Recommendation:

1. Application No. 8/20/0016/CONDR

That planning permission be GRANTED subject to the conditions set out below:

i) Schedule of conditions for: 8/20/0016/CONDR

1. The development hereby approved shall be completed by the 31st August 2032, by which time mineral winning and working shall have ceased and the site shall be fully reclaimed in accordance with the restoration and aftercare requirements detailed in Condition 6 of this permission.

   Reason: To provide for the completion and progressive restoration of the site within a reasonable and acceptable timescale thereby reducing the environmental effects of the development having regard to: the Bournemouth, Dorset and Poole Minerals Strategy; the Bournemouth, Dorset and Poole Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy.

2. Unless otherwise agreed in writing by the mineral planning authority, no development shall be carried out other than in strict accordance with the approved plans, schemes and details submitted as part of the original planning application number: 8/2001/0192; plans and details approved under planning permission 8/16/2011, as listed below; and other plans and details approved under the requirements of these conditions.
   DRG No: 347D 01-01 Location Plan
   Drawing No. ST1 4939 -002 Plant Site Area
   The development shall be carried out in full accordance with the approved plans, schemes and details for the duration of this permission.

   Reason: To manage the development in the interests of ensuring that the permission is implemented correctly thereby avoiding, reducing or mitigating the environmental effects of the development having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

3. The applicant shall notify the mineral planning authority in writing within one month of the dates of commencement and completion of the following; entering a new phase of extraction and completion of restoration of each phase; completion of (a) final restoration and (b) aftercare under this planning permission.

   Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. Only inert waste is to be imported to the site and this should be for quarry restoration purposes only. The only mineral that shall be processed at the site is from the permitted quarry and the extension area permitted by planning

permission 8/16/2011/DCC and amended by planning permission 8/20/0017/CONDR.

Reason: The permission is granted only for the extraction and processing of mineral from the existing quarry and permitted extension having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Mineral extraction shall not take place below the normal water table and there should be no dewatering of the site.

   Reason: To safeguard the local water environment, ensure the satisfactory reclamation of the site and to prevent standing water that could increase the risk of bird strike, compromising aviation safety having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

6. No soil stripping or mineral extraction shall take place in the final phase of the quarry, approved under planning permission 8/2001/0192, until such time as a comprehensive and detailed scheme of restoration for Phase 2 (to address the ongoing standing water issue) and Phase 5 (where the mineral processing facility is located) has been submitted to and approved in writing by, the mineral planning authority. The submitted restoration scheme shall include: provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Restoration shall be completed in accordance with the approved scheme unless otherwise approved in writing by the Mineral Planning Authority. The restoration scheme shall be implemented in full and in accordance with approved details. The site shall be fully restored to an agricultural after-use by 31st August 2032. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of Phase 2 and Phase 5 is completed.

   Reason: To ensure the progressive and timely reclamation of the site back to agriculture having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

7. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless

with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. No operations associated with soil stripping or the construction or removal of screening bunds shall be carried out except between 0800 hours to 1700 hours, Mondays to Fridays and 0800 to 1300 hours on Saturdays.

Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

8. Unless with the prior written agreement of the Mineral Planning Authority, there shall be no tree felling or clearance of scrub or other vegetation carried out during the bird breeding season: 1 April to 31 July (inclusive).

Reason: To protect breeding birds having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policy 1 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the mineral planning authority for approval in writing and thereafter the details implemented in full. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The bund shall be sealed with no drain valves or pipes that could discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. The bund should be maintained to ensure its storage capacity is always available.

Reason: To prevent pollution of the local environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. No stockpiles of material on the plant site shall exceed 7 metres in height when measured from base of the plant area. No material shall be stockpiled on the remainder of the site.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. No floodlights or street/area lighting shall be erected or installed other than; security lighting activated by unauthorised entry by persons or vehicles, temporary site lighting to ensure a safe working environment (and which shall be so designed and installed as to prevent light spillage outside the application site), and street lighting at the offices in accordance with details which shall first have been submitted to and approved in writing by the Mineral Planning Authority. Matters requiring detailed approval prior to installation of lighting shall include details of the location, height, design, sensors, and luminance of lighting, the times when lights are proposed to be illuminated, and the measures proposed to prevent potential nuisance of light spillage on adjoining properties.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. Before February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare measures undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any

discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

2. Application 8/20/0017/CONDR

That planning permission be GRANTED subject to the conditions set out below:

ii) Schedule of conditions for: 8/20/0017/CONDR

1. The development permitted by this consent shall commence before the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be submitted to the minerals planning authority within seven days of such commencement.

   Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Unless otherwise approved in writing by the waste planning authority, the development hereby permitted shall be carried out in strict accordance with the details shown on the following plans and drawings submitted as part of the application:
   DRG No. 347D-01-01 Location Plan
   DRG No. 347D-01-02 Site Plan
   ST14939-002 Plant Site Area
   ST14939-003 Site Setting
   DRG No. 347D-01-03 Phase 1A (as existing)
   DRG No. 347D-01-04 Phase 1B
   DRG No. 347D-01-05 Phase 2A
   DRG No. 347D-01-06 Phase 2B
   DRG No. 347D-01-07 Phase 3
   DRG No. 347D-01-08 Phase 4
   DRG No. 347D-01-09 Phase 5A
   DRG No. 347D-01-010 Phase 5B
   DRG No. 347D-01-011 Sections
   Working and restoration shall proceed in a phased manner, as shown in the cited drawings. A 125 metre de-watering standoff shall be maintained around Dales House as shown, within which mineral extraction will remain above the water table.

   Reason: For the avoidance of doubt and to control the form of development in the interests of safeguarding the local environmental and amenity of local residents having regard to: the Bournemouth, Dorset and Poole Minerals

Strategy; the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy

3. No development shall commence until a detailed scheme setting out how the depth of extraction in each phase will be determined, has been submitted to and approved in writing by, the mineral planning authority. Unless otherwise approved in writing by the mineral planning authority, the depth of extraction shall not exceed the base of the gravel deposit. The scheme for each phase shall include details of the maximum water table level predicted, the management of water within the phase, a detailed survey of the minerals and soils, the proposed treatment of the lower subsoil and any proposed changes to the soils handling and restoration strategy.

Reason: To secure the orderly operation of the site in the interests of protecting amenity and the environment, to regulate the impact of the development and to ensure that extraction is at a level which will not preclude the satisfactory restoration of the land to agricultural use, having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. The annual throughput of mineral extracted from the development hereby approved will not exceed 140,000 tonnes. Mineral extraction permitted by planning permission 8/2001/192 shall not occur simultaneously with mineral extraction in the extension hereby approved.

Reason: To protect amenity and the receiving environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

5. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. Temporary works such as soil stripping and the construction of screening bunds are restricted in hours to between 08.00 to 17.00 Monday to Friday and 08.00- 13.00 on a Saturday (excluding bank and public holidays).

Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the

Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. No development shall take place until such time as written scheme of Archaeological investigation has been submitted to and approved in writing by the mineral planning authority. The scheme shall include details of arrangements for evaluating the presence of and extent of archaeological potential of the application site and the area to be worked for minerals, a programme of archaeological fieldwork to be undertaken during the extraction period and post-excavation works including the publication of results. The written scheme of investigation shall be implemented as approved.

   Reason: To safeguard heritage assets having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

7. No development shall take place until a scheme which specifies provisions for the control of discrete and distinct noise emissions from the quarry extension and associated quarry, inclusive of the mineral processing facility, shall be submitted to and approved in writing by the mineral planning authority. The scheme shall include specific measures, both existing and proposed, to minimise the emission of any discrete continuous noise (i.e. whine, hiss, screech, hum etc.) or distinct impulses (i.e. bangs, clicks, clatters or thumps etc.) that are repeated as part of normal operations and that are (or that are likely to be) readily distinguishable at the noise monitoring locations. Immediately following approval by the mineral planning authority, the measures approved within the scheme shall be implemented and maintained at all times.

   Reason: In accordance with the application proposal and to safeguard amenity having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

8. No development shall take place until the details of the make and model of reversing alarm that is to be used on mobile plant has been submitted to and approved in writing by the mineral planning authority. Only the approved reversing alarms shall then be used on any mobile plant within the site. Changes to the make and model of reversing alarm shall only be undertaken with the prior written approval of the mineral planning authority.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. The residual noise level (LAeq 1 h) at any noise sensitive receptor should not exceed +10 decibels (dB) above the background noise level (LA90, 1h) or an absolute limit of 55 dB (A) LAeq 1h, whichever is the lower, at any time during permitted operational hours. Within one month of a justifiable complaint being received by the mineral planning authority, a detailed noise action plan shall be submitted to, and approved (in writing) by, the mineral planning authority for procedures to be adopted for the management of noise suppression and mitigation in the event of the maximum permitted noise levels being exceeded. Once approved the noise management plan shall be implemented in full for the duration of the planning permission. The site operator shall maintain quarterly records of noise emissions at representative locations around the site (including the nearest noise-sensitive premises or locations that enable noise levels at those premises to be calculated) and make these available to the mineral planning authority within 3 working days of any written request.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. For temporary operations comprising site preparation, soil and overburden stripping, bund formation and final restoration, noise levels at noise sensitive receptors shall not exceed 70Db (LAeq) 1-hour free field. Temporary operations which exceed the routine operations noise limits set out in condition 9 of this planning permission shall not exceed a total of eight weeks in any calendar year from any dwelling.

    Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Within three months of the development hereby permitted, landscape and ecological management plans for the quarry extension site shall be submitted to and approved in writing by the mineral planning authority. The landscape and ecological management plan shall include: Details of the position, species, and size of all existing trees, shrubs and hedges to be retained and proposals for the protection throughout extraction, operation and restoration phases of development. Details of planting and/or seeding and management of all bunds and any temporarily restored areas; The position, species, and size of any trees, shrubs and hedges to be felled or removed; A plan and schedule specifying the location, number, species and initial size of all trees, shrubs and hedges to be planted and the measures to be taken for their protection; Details of the measures proposed for the maintenance and management of hedgerows, trees and shrubs around the boundary of the quarry extension site and adjacent to other operational areas; Measures to be

taken to review the restoration/removal of bunds if no longer required for amenity or operational purposes; Mitigation method statements for the avoidance of harm for all protected species identified; Arrangements of the subsequent maintenance and review of the landscape and ecological management plans; and a programme for the implementation of measures contained within the Plan. Unless otherwise approved in writing by the mineral planning authority, the approved landscape and ecological management plan shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. No soil stripping shall take place until a soil management scheme has been submitted to, and approved in writing by, the mineral planning authority. The scheme shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. No development shall take place below 7.0m AOD until such time as a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) has been submitted to, and approved in writing by, the mineral planning authority. The principles of the HMS shall ensure that there is no deterioration of environmental receptors and no large areas of standing water during the lifetime of the permission. The scope of the HRA and HMS should include, but not be limited to, the following: A scheme for on-going groundwater level monitoring from boreholes on the site measured with respect to common datum; A scheme for the ongoing monitoring of surface water levels and flows up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of water quality up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of abstracted quantities of dewatering water and; a detailed phasing plan of the extraction and backfilling operations including expected groundwater levels, which takes account of localised impacts arising from any anticipated change to surface water drainage, and which sets out maximum depths of working. Protection of groundwater dependent terrestrial ecosystems; Mitigation measures to reduce large areas of open water; Details of the proposed backfill material and process including Waste Acceptance Criteria, the source of the waste, the acceptance procedures, the verification testing for the fill material and the risk to controlled water receptors from any contaminants in the fill material; Protection of all water interests including groundwater within the Secondary ‘A’ aquifers and surface waters of the River Stour and the Moors River; Future aftercare including operation and maintenance of any surface water management system and groundwater flow pathways.

The HRA and HMS shall be implemented in full and in accordance with approved details, with monitoring reports submitted to the Mineral Planning Authority at agreed intervals. The hydrometric monitoring and reporting shall continue during the life of the quarry operation, including during restoration and aftercare, as required. Ground and surface water pumped from the site workings shall pass through a settlement lagoon which shall be constructed in accordance with a design specification to be submitted to and approved by, the mineral planning authority. The outflow from the approved settlement lagoon shall discharge to the Southern Stream to the south of the site. A sump shall be dug at the commencement of each phase of extraction to collect ground and surface water, to be pumped to the settlement lagoon prior to discharge from the site.

Reason: To protect water quality in the Secondary Aquifer, the Lower Stour and its tributaries; to maintain ecological status and flows in the Lower Stour and its tributaries, and to safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. No development shall take place until a detailed surface water management and drainage scheme for the proposed quarry extension, including for Phase 5 of the existing quarry (where the mineral processing facility is located) authorised by planning permission 8/2001/192 has been submitted to, and approved in writing by the Mineral Planning Authority. The development shall be carried out in accordance with the approved surface water management and drainage scheme. Drainage works, mitigation and monitoring measures shall be undertaken in accordance with the agreed Hydrological Risk Assessment.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

15. No development shall take place until a detailed bird hazard management plan which takes into account the revised working scheme herby permitted has been submitted to and agreed in writing by the mineral planning authority. Immediately following approval by the mineral planning authority, the bird hazard management plan shall be implemented in full at all times and must address any standing water issues in the existing quarry.

    Reason: To safeguard aviation safety having particular regard to: Policies SS1 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy.

16. Only inert waste shall be imported to the site for mineral restoration purposes. There shall be no processing of waste on site. Unless otherwise agreed in writing by the mineral planning authority, the annual throughput of inert waste

used for quarry restoration shall not exceed 140,000 tonnes and shall be limited to a total of 690,666 tonnes.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

17. Within three months of any mineral extraction hereby permitted a comprehensive and detailed scheme of restoration for the quarry extension, including deepening as hereby permitted, together with an amended scheme of restoration for Phase 2 (to address the ongoing standing water issues) and Phase 5 (where the mineral processing facility is located) of the original quarry as authorised by the planning permission 8/2001/192, shall be submitted to and approved in writing by the mineral planning authority. The submitted restoration scheme shall include; provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of each phase is completed The restoration scheme shall be implemented in full and in accordance with approved details. The western extension of the quarry shall be fully reclaimed to an agricultural use on or before, 31st December 2031.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

18. Before the 1st of February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and

Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

19. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

20. Unless otherwise agreed in writing by the mineral planning authority, stockpiles will not exceed 3 meters in height from the base of the plant area.

    Reason: To safeguard the landscape character and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

21. Prior to the commencement of development, a site wide environmental management plan will be submitted to and agreed in writing by the mineral planning authority. Thereafter development shall be implemented in accordance with the agreed plan unless otherwise agreed in writing by the mineral planning authority.

    Reason: To ensure appropriate management of the development and to safeguard the receiving environment having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

22. Unless with prior written approval of the mineral planning authority to a variation, no tree felling or clearance of scrub or other vegetation, including works to create the outflow from the settlement lagoon, shall be carried out between 1 April to 31 July inclusive. A nesting bird inspection shall be undertaken prior to the commencement of vegetation removal/cutting. If nesting birds or birds constructing nests are subsequently identified to be present, work in that area of the site shall cease until such time as the birds have fledged and the nest is clear.

    Reason: To limit the impact of development on breeding birds having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2;

DM3; DM4; DM5; DM7; DM8 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

Informatives:

Environmental permit, consent or licence from the Environment Agency - 8/20/0017/CONDR

As the development put forward as proposed through planning application 8/20/0017/CONDR, for the deletion of the condition 3 of planning permission 8/16/2011/DCC, is now likely to result in de-watering and landfilling below the water table, we will need the applicant to ensure that the environmental permits are in place. We would highlight that the Mineral Guidance states that the 'Minerals extraction may only take place if the operator has obtained both planning permission and any other permits and approvals'.

Please note that based on the information submitted we cannot advise what additional permissions or permits maybe required for the development as proposed. Therefore, we would request the following informative notes.

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INFORMATIVE

This development will require an abstraction licence for the dewatering of the working void, a discharge consent and a permit for the restoration with inert materials under the Environmental Permitting Regulations 2016 from the Environment Agency. We recommend that the applicant contacts the Permitting Support Centre to discuss the issues likely to be raised.

The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application which did not include this information.

Please note that a permit is separate to and in addition to any planning permission granted.

Dewatering – derogation on local water supplies

INFORMATIVE

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

The dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests.

This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction

Please note that a permit is separate to and in addition to any planning permission granted.

Waste Permit

INFORMATIVE

This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. Further information on waste and mining permits can be found at: https://www.gov.uk/guidance/waste-environmental-permits

The applicant is advised to contact the Environment Agency Permit Support Centre to discuss the issues arising from the permit application process.

Please note that a permit is separate to and in addition to any planning permission granted.