



Strategic Planning Committee

Temporary planning permission for an extension to Chard Junction Quarry at Westford Park Farm for the winning and working of approximately 930,000 tonnes of sand and gravel with progressive restoration to agriculture and nature conservation, inclusive of a new internal haul road and the retention of the existing mineral processing facilities and silt lagoons for a period of seven years.

Date of Meeting: 12 July 2021

Portfolio Holder: Cllr D Walsh, Planning

Lead Officer: Robert Jefferies

Executive Summary: This report considers planning application WD/D/19/000451 for the winning and working of sand and gravel from a new extraction area at Chard Junction Quarry. The proposal also includes the provision of a haul road and the retention of the existing mineral processing facilities. The report recommends approval to the application subject to conditions and the completion of a S106 agreement

Equalities Impact Assessment: An Equalities Impact Assessment is not a material consideration in considering this application.

Budget: A decision not to grant planning permission for the proposed development may result in the applicant appealing the decision.

Risk Assessment:

Having considered the risks associated with this decision, the level of risk has been identified as:

Current Risk: LOW

Residual Risk: LOW

Other Implications:

Sustainability – Although this proposal would result in a residual landscape character and visual impact, the proposal would bring sustainability benefits from a reduction in the haulage distance of mineral by HGV's

Recommendation:

GRANT of planning permission WD/D/19/000451 subject to conditions and s106

Reason for Recommendation:

- The proposal represents the extension of an existing and established quarry
- Although this proposal would result in a residual landscape character and visual impact, the proposal would bring sustainability benefits from a reduction in the haulage distance of mineral by HGV's
- The proposal would have no adverse impact on the ecological, archaeological or hydrological interests of the locality
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application

Appendices:

1. Site Plan
2. Initial Operations
3. Phase 1 Operations
4. Phase 2 Operations
5. Phase 3 Operations
6. Final Restoration Scheme

Background Papers:

Planning Application No. WD/D/19/000451

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Planning Committee Report

1.0 Application Number WD/D/19/000451

Site address – Chard Junction Quarry, Westford Park Farm, Thorncombe, Chard

Proposal - Temporary planning permission for an extension to Chard Junction Quarry at Westford Park Farm for the winning and working of approximately 930,000 tonnes of sand and gravel with progressive restoration to agriculture and nature conservation, inclusive of a new internal haul road and the retention of the existing mineral processing facilities and silt lagoons for a period of seven years

Applicant name – Aggregate Industries UK Ltd

Ward Members – Cllr Simon Christopher

2.0 Summary of Recommendation: GRANT subject to conditions

3.0 Reason for the recommendation:

- The proposal represents the extension of an existing and established quarry
- Although this proposal would result in a residual landscape character and visual impact, the proposal would bring sustainability benefits from a reduction in the haulage distance of mineral by HGV's
- The proposal would have no adverse impact on the ecological, archaeological or hydrological interests of the locality
- There is not considered to be any significant harm to residential amenity
- There are no material considerations which would warrant refusal of this application

4.0 Table of key planning issues

This must include all those headings which will then be discussed in full in the Planning Assessment section

Issue	Conclusion
Principle of development	Although landbank provision within both Dorset and Devon is currently being exceeded beyond 7 years without Chard Quarry, it is acknowledged that the landbank supply is not split into construction and decorative markets. It is the unique nature of the mineral and the lack of an alternative supply within a reasonable proximity that increases the justification for the continuation of extraction of mineral from the Chard

	<p>area. The Mineral Planning Authority consider it reasonable to assume that should Chard Quarry close, the likelihood of other quarries supplying decorative river terrace aggregate, albeit of a potentially lesser quality, to markets further afield increases. Clearly such increased distances in the transportation of mineral have significant implications in terms of sustainability. This is particularly relevant with regard to the mineral supply in Somerset which is largely dependent upon imports from Chard Quarry to supply markets within the County.</p>
Landscape	<p>It is recognised that notwithstanding mitigation measures, the proposed development will result in harm to the visual amenity and landscape character of the AONB. It is noted that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. Whilst the notable impacts on visual amenity and landscape character of the area are recognised, it is considered that there are significant sustainability benefits in the retention of a sand and gravel quarry within this location. These benefits, in combination with the uniqueness of the mineral deposit, are considered to represent exceptional circumstances that would be in the public interest. It is considered that any harm to the AONB would be outweighed by these exceptional circumstances and the development being in the public interest.</p>
Noise	<p>Taking into account the distance from the proposed quarry to the nearest noise sensitive premises, the proposed noise limits and the method and scale of proposed working, it is considered that there will be no unacceptable adverse impact upon the amenity of nearby residential properties by way of noise disturbance.</p>
Dust	<p>Having regard to the measures recommended to be secured by conditions and the distance between the proposed haul road and residential properties, it is considered that the</p>

	proposal will not adversely impact upon the amenity of the area by way of dust emissions.
Ecology	Taking into consideration the measures and mitigation proposed within the application and those recommended to be secured through planning conditions and a legal agreement, it is felt that the proposed development will not have any detrimental impact upon the ecological interests of the locality.
Highway Safety and Capacity	Access design, the level of vehicle movements and having regard to measures in place to mitigate the impact of dust, will ensure that the safety and engineering capacity of the surrounding highway network will not be adversely affected.
Rights of Way	Having regard to the impact of the proposed footpath diversion and the recommended provision of appropriate planning conditions that secures the timing of such a diversion it is considered the Rights of Way network will not be adversely affected.
Hydrology	With reference to the conclusions reached within the Hydrogeological and Hydrological Assessment, it is considered that there will be no adverse impact upon the water environment that would impact upon the amenity of nearby residents or nature conservation interests
Heritage Assets	It is considered that owing to the mitigation proposed as part of the development, the importance of the heritage assets and their relationship to the application site, any harm to their significance would be less than substantial. It is considered that the harm to their significance would be outweighed by the sustainability and economic benefits of the proposed mineral extraction.
Archaeology	Having regard to the mitigation secured through the recommended imposition of appropriate planning conditions, it is considered that the proposals will not adversely impact upon the archaeological interests of the locality.
Soil Resources	It is considered that the proposal represents the disturbance to a relatively low grade of agricultural land.

5.0 Description of Site

- 5.1 Chard Junction Quarry is situated 1.2km south east of South Chard. The application site is situated approximately 500 metres to the south west of the existing plant and processing area.
- 5.2 The proposed extension area comprises four separate agricultural fields surrounded and separated by mature hedgerows. Land levels within the proposed extension area fall away westwards towards the River Axe. The surrounding area is characterised by agricultural land, mature boundary hedgerows, copses, scattered farms and residential properties.
- 5.3 The access lane to Westford Park Farm defines the eastern boundary of the site. The majority of the western boundary is a woodland bank, beyond which the land drops down to the floodplain levels and River Axe to the west. To the north of the site is a small mature tree belt with a number residential, farm and former mill buildings beyond. To the south of the site there is further agricultural land.
- 5.4 The mineral processing plant and stockyard area is situated approximately 500m metres to the north east of the proposed extraction area. Located within a former quarry, the processing site is set well down in relation to surrounding ground levels. Industrial buildings are located immediately to the north of the processing site with a small group of residential buildings located to the west.
- 5.5 An active silt lagoon is located immediately to the north east of the existing plant and processing area. Part of these silt lagoons straddle the county boundary with Somerset.
- 5.6 The closest residential properties to the proposed extraction area are Westford Park Cottages. This pair of cottages (in the ownership of the landowner – Westford Park Farm) are located approximately 40 metres from the quarry face to the east, on the opposite side of the lane leading to Westford Park Farm. The Cabin, and 1 and 2 Westford Cottages are located approximately 130 metres from the quarry face to the north of the proposed extraction area. Westford Park Farm is situated approximately 150 metres from the quarry face to the south east.
- 5.7 The closest residential properties to the existing plant and processing site area are Batehams Farm, The Stables and the Piggery, located approximately 30 metres to the south west.
- 5.8 The closest residential properties to the proposed haul road are Batehams Farm, The Stables and the Piggery, located approximately 150 metres to the north west from where the proposed haul road crosses Headstock Road.
- 5.9 The site is located within the Dorset Area of Outstanding Natural Beauty (AONB).
- 5.10 Headstock Road Site of Nature Conservation Interest (SNCI) forms a narrow designation that follows Headstock road south eastwards. The proposed haul road crosses the designation near the southern edge of the plant and processing area.

- 5.11 Westford Farmhouse and attached stables are grade II listed and are located approximately 130 metres north of the proposed extraction area. Westford Park Farmhouse is also a grade II listed building.
- 5.12 There are a number of Rights of Way within the vicinity of the application site and a single Right of Way that crosses the proposed extraction area. These are as follows:
- Footpath W44 59 runs east-west and links the public highway close to Westford Mill in the west with Headstock Lane in the East. The proposed haul road crosses the footpath.
 - Bridleway W44 1010 is located along the eastern perimeter of the proposed extension adjacent to Westford Park Farm.
 - Footpath W44 54 abuts the proposed extension area and runs north-south on the east side of Westford Park Farm.
 - Footpath W44 55 traverses Westford Park Farm, linking Bridleway W44 101 with footpath W44 54.
 - Footpath W44 60 runs north west across the proposed extraction area towards Westford Mill.

6.0 Description of Development

- 6.1 Following a request by Dorset Council for further information under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the applicants also sought to amend the application. The following description details the proposal as amended.
- 6.2 The proposal consists of an extraction area, quarry haul road, existing silt lagoon and existing mineral processing plant and stockyard area. The application area extends to 22 ha in total, including an extension area covering 11.2 ha and an extraction area covering 6.6 ha.
- 6.3 The proposal details the construction of a haul road, approximately 700 metres in length running broadly north-east from the northern end of the proposed extension area to the existing plant site. All processing, stockpiling and site administration would continue to take place within the existing plant site. With the exception of a proposed silt press, no additional processing plant is proposed as part of proposal.
- 6.4 The application includes the installation of a silt press. This will enable the existing silt lagoons, which will no longer be needed, to be restored and be incorporated into the existing nature reserve to the east of the existing processing area.
- 6.5 The mineral from the extraction area will be worked in three principal phases. Initial operations will focus on the construction of the haul road and the extraction of mineral within phase 1 at the southern end of the site. The void created by phase 1 will then allow material derived from the proposed silt press operation to be deposited whilst extraction then proceeds in a north to south direction.

- 6.6 The maximum depth of extraction will be 45 metres AOD within phase 3. This will entail wet working below the water-table. No pumping or dewatering is proposed.
- 6.7 Topsoil and overburden will be stripped progressively from each phase and placed in storage bunds prior to the commencement of mineral extraction. Areas of topsoil and subsoil storage are proposed at the northern end of the extraction area and down the eastern side of the extraction area to form a temporary visual and acoustic screen bund. Bunds would also be formed to the east of the proposed haul road along its entire length.
- 6.8 Mineral will be extracted using a 360° excavator before being transported to the processing plant using a 40 tonne rigid quarry dump truck. This form of extraction mirrors that currently undertaken in the existing quarry.
- 6.9 Three areas of planting are proposed to the north west, south east and south of the proposed extraction area.
- 6.10 Restoration of the site will be carried out in a progressive manner once final slope profiles had been achieved from within a particular phase. Restoration will be to agricultural pasture, woodland and water body.
- 6.11 Public Footpath W44/60, that crosses the northern end of the site is proposed to be temporarily diverted around the working area to the north. It is proposed that the footpath will be reinstated upon completion of site restoration.
- 6.12 The proposed operating hours mirror those currently consented for the quarry, namely:
 - 0700 to 1800 hours Monday to Friday, 0700 to 1300 hours Saturdays with no working, other than emergency works, on Sundays, Bank and Public Holidays.
- 6.13 It is anticipated that the mineral reserves represent approximately 4.5 years supply at current levels of production. However, taking into account site preparation and restoration the application proposes a duration of 7 years in total.
- 6.14 The applicants have proposed a 30-year long term management agreement for the extended silt lagoon nature reserve at the existing quarry - £5000 pa for 30 years (£150,000) and £7500 per annum over 10 years for the management of the wider AONB. In addition, the applicant proposes a contribution of £25,000 towards footbridge works in the local area to allow the reconnection of historic footpath routes. It is proposed that such measures would be secured through a legal agreement.

7.0 Relevant Planning History

- 7.1 Planning permission was originally granted for the quarrying of sand and gravel at Chard Junction under the Interim Development Order procedures for mineral extraction in 1948. Following this original consent there have been a number of consents granted for the extraction of sand and gravel. With the exception of the existing silt lagoons, mineral processing area and existing

extraction area at Carters Close, these areas have been restored to a combination of wetland nature reserves, water bodies and agricultural land.

- 7.2 Planning permission was granted for the winning and working of sand and gravel in Hodge Ditch as an extension to the Chard Junction Quarry in 2002. A condition limiting the life of quarrying operations within Hodge Ditch was subsequently varied by planning application 1/D/2008/0699 and ended on 31st December 2014.
- 7.3 More recently, planning permission was granted under 1/D/12/000079 for the winning and working of circa 1.5 million tonnes of sand and gravel over a period of 10 years from the Carters Close extraction area, located to the east of Hodge Ditch. The application included the permanent diversion of the Liberty Trail Public Right of Way and the restoration of the site to a landscaped lake, grazing and park land with associated tree planting. The proposal represented an extension to the existing mineral workings at Hodge Ditch and therefore sought to retain associated facilities including the internal haul road, silt lagoon and mineral processing plant and stockyard for the life of the development.
- 7.4 A relatively small area of the current application site (the corner of an existing silt lagoon) is located within the County of Somerset. Where an application straddles a county boundary, the provisions of Section 101 of the Local Government Act 1972, prescribe that neither Authority has the power to determine the application without a discharge of functions being granted by the other. Following a report to the Regulation Committee and Full Council of Somerset County Council, it was resolved that Dorset County Council be authorised to discharge the function of Somerset County Council.
- 7.5 The Mineral Planning Authority determined that the proposed development is Environmental Impact Assessment (EIA) development, under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2018. The application is accompanied by an Environmental Statement.
- 7.6 On 12th August 2019, Dorset Council requested further information under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Council considered that this further information was required to enable a full and proper assessment of the likely significant effects (LSEs) on the environment.
- 7.7 Following re-consultation on the additional information concerns were raised by officers as to potentially significant adverse impacts on landscape character, visual amenity and ecological interests. The scheme was subsequently amended by the applicants.

8.0 Consultations and Representations:

- 8.1 The application was advertised in the local press and by site notice. Letters of objection have been received from the occupiers of Bateman Farm, Westford Cottages and Lower Stockham Farm. The letters of representations raise the following matters of concern:

- The application recognises that the main focus of development in Dorset will be around Poole, Bournemouth and Christchurch. It also states that the vast majority of Dorset's existing (and future) permitted sand and gravel resources are located in the South and the East of the county between Dorchester and Bournemouth. Therefore, if granted the stone from Westford Park Farm will travel past the alternative stone source near Dorchester.
- The application site is in a new valley and is far more visible than the previous workings. The proposal will be visually intrusive and spoil the undeveloped character and tranquillity of the area. The application will result in harm to the AONB and no exceptional circumstances exist to justify the development.
- The extended life of the quarry results in the prolonged use of the local roads by ever bigger and faster lorries entering and leaving the Quarry with heavy loads of aggregate.
- All new haul road crossings to the workings which would have, judging by present timescales to the Ford Abbey workings, 4/5 return crossings per hour. This will take place within an area with no speed limits that will be a danger to pedestrians.
- The proposed haul road route will be visually intrusive and spoil countryside views from both residential properties and the wider landscape. The movement of lorries along the haul road will not only be visually intrusive but will give rise to noise, dust and fuel emission pollution. This will be detrimental to the both the environment and human health. It is questioned why the existing road cannot be used instead to connect the extraction area to the processing site.
- Residential properties are located within close proximity to working area. The type of noise, whilst being below 45db will still materially affect the occupier's way of life and enjoyment of their property, being very different to natural sounds currently heard. The adverse noise impacts will be exacerbated by the proposed working hours.
- Concerns are raised over the wildlife that inhabits the area, the impact upon it and how much will return following the restoration of the site.
- The proposal will result in the loss of good quality agricultural land and its restoration to a poorer grade. It is suggested that poorer quality agricultural land should be used and that the proposed restoration gradients are too steep to be farmed.
- The proposed development will impact upon the existing water table. This will have a negative effect upon nearby ponds and the associated wildlife that use them.
- The effects of the proposal have not been adequately considered to see if it will impact the River Axe SSSI which starts just downstream from the site.

- Once this permission is granted and the new site established the extraction area will continue to grow over time impacting further on residential properties.
- The proposal will result in a reduction of property values.

8.2 Somerset County Council (Mineral Planning Authority)

Sand and gravel is not currently worked in Somerset, thus is dependent upon the import of such material into the County to secure an adequate and steady supply to local markets. As no sites are currently worked, Somerset does not maintain its own landbank of permitted reserves for sand and gravel. The County has a shared joint sand and gravel sub-regional apportionment with Devon and Cornwall.

Dorset is the largest single provider of sand and gravel into Somerset, contributing between 70-80% of the total level of sand and gravel imports into the County. Specifically, the quarry at Chard Junction is a large contributor to Dorset's sand and gravel export into Somerset. The potential loss of this important source of sand and gravel would be significant to Somerset. Not only does it provide a unique and desirable product, the site is also on the border with Somerset, thus compared with other sites at greater distance, is able to provide sand and gravel with reduced transport mileage, resulting in a more sustainable option than more distant sites. The restoration scheme and other public/community benefits are also noted. Accordingly, the Mineral Policy team strongly support this application.

8.3 Devon County Council (Mineral Planning Authority)

The Chard Junction site will supply some sand and gravel into eastern Devon as it will be closer to places such as Axminster than quarries in Devon operated by Aggregate Industries (e.g Blackhill in the past, Hillhead now). The site will also supply into Somerset. It is therefore of benefit to Devon if its supply can be maintained through an extension as it will help to limit, albeit to a small degree, pressure on our reserves. Having said that, the Devon Minerals Plan provides enough through its allocations to maintain our landbank without counting on Chard Junction extension being approved. It may be that, if Chard Junction closes, then there will be more demand placed on Devon S&G quarries, meaning their reserves are depleted faster than expected. In summary, in principle we support the proposal as it will assist in maintaining a regional supply of material, but if permission were refused, the knock on effect for Devon is likely to be quite small.

8.4 West Dorset Area Planning

As this will now be determined by the Dorset Council unitary authority I have no comments to make but trust that you will seek any required comments regarding landscape, environmental health etc

8.5 Dorset Council – Environmental Health Officer

No objection subject to conditions.

8.6 South Somerset District Council

Please note that the Council have no objections to make on this application and rely on you to conduct the necessary consultations as part of the decision-making process.

8.7 Thornccombe Parish Council

Thornccombe Parish Council supports this application. It would be appreciated if some funds could be made available from this application to pay for a footbridge replacement at the mill near to this site. The bridge has been missing for many years. The replacing of this bridge would restore a vital link in the footpath network for the area

8.8 Tatwoth and Forton Parish Council

No comment received.

8.9 Environment Agency

No objection subject to advice and informatics.

8.10 Natural England

Nationally Designated Landscapes The development site lies within the Dorset Area of Outstanding Natural Beauty (AONB), a designation of national importance with the highest status of protection in relation to landscape and scenic beauty. Taking account of the proposed modifications Natural England advises that the proposed extension should still be considered as a “major” development in the context of National Planning Policy Framework (NPPF) paragraph 172 and so your authority will need to be satisfied the proposals can meet the policy’s “exceptional circumstances” tests. The policy implications of a major development within the AONB are set out in our previous response to the application (letter dated 18th April 2019). The revised scheme is however a significant improvement on the previous proposals, with the retained overgrown hedgerow and stream at W1 reducing direct impacts on natural features while helping to break up the visual impact of the scheme. The reduction of the scale of the proposals, the use of silt presses to remove the need for the silt lagoons and reductions in the permanent changes to landform, along with other landscape mitigation measures set out in the submitted addendum to the LVIA are all significant improvements. Natural England also welcomes the proposals for a £75000 compensation fund for the Dorset AONB and bringing forward the restoration of the existing silt lagoons as an extension to the adjacent nature reserve. Natural England also welcomes the proposals for restoring the silt lagoon as an extension to the Chard Junction Nature Reserve and the provision of £5k p.a. management fund for 30 years. The existing nature reserve, created on former quarry workings, has provided attractive habitats of high biodiversity value that clearly demonstrate the potential for the restoration of the silt lagoons to contribute to the landscape character of the area. The additional landscape mitigation and compensation measures set out in the revised application will help reduce the overall landscape impacts associated with the proposals and, notwithstanding the need to appropriately compensate for the loss of important hedgerows (see comments below), will help ensure the scheme will lead to a significant and long term net gain for biodiversity. Natural England is also satisfied that the final modified restoration proposals for the new quarry site are more appropriate to the locality. Although the scheme is a substantial improvement on the previous proposals the scheme will nevertheless inevitably result in the loss of fields of a rural character within a natural landform in the Axe Valley Character Area. The final restored fields and associated habitats will make a notable extension to the areas of restored quarries within the general locality resulting in unavoidable detrimental effects on the protected landscape of the Dorset AONB. In weighing up the merits of the proposals against the protection afforded to the nationally protected landscape of the AONB Natural England recommends

that your authority fully consults the Dorset AONB Team over the implications of the modifications to the designated landscape of the AONB and the acceptability of the proposed mitigation and compensation measures. Any decision should take full account the AONB Team's advice and give the necessary weight to the relevant Dorset AONB Management Plan policies and the exceptional circumstance tests as set out in the NPPF and the Planning Practice Guidance.

Internationally and Nationally Designated Sites Natural England welcomes the retention of the small tributaries of the River Axe (WC1, 2 and 3), and the commitment to restore the culvert that connects WC3 to the River Axe. Given these modifications Natural England is satisfied the scheme will no longer have a likely significant effect on the River Axe SAC / SSSI or Annex II fish species and has no further objection to this aspect of the application.

Impacts on hedgerows and woodlands Natural England welcomes the retention of the hedgerow W1. The submitted Ecological Impact Assessment Addendum clarifies that the crossing of the Headstock Road SNCI will not require hedgerow or verge clearance as the haul road will use an existing gateway. Provided you are satisfied that the SNCI will not be impacted by the scheme Natural England has no further concerns relating to the SNCI. However, the scheme will still result in the loss of 453 m of important hedges (H3 & H6). Natural England advises this loss of priority habitat should be fully compensated, or alternatively mitigated through translocation. It must be stressed appropriate compensation of priority habitat is a requirement of achieving a biodiversity net gain. Further, it is not appropriate to compensate for the loss of hedgerow through the planting of woodland. Natural England therefore recommends that the scheme provides at least a 2:1 replacement for lost hedgerow. If this is not possible on site then appropriate compensation funding should be agreed with the Dorset Council Natural Environment Team to be spent enhancing the hedgerow resource within the Dorset AONB.

Issues relating to access and afteruse The revised application provides for the restoration of the silt lagoons as an extension of the Chard Junction Quarry Nature Reserve, supported by an annual management fund for 30 years. Natural England welcomes the proposals to restore the silt lagoons to a funded publicly accessible nature reserve as a significant benefit of the scheme. However, further clarity is needed on who will eventually own and manage the extended reserve and your authority should be satisfied that the annual £5k annual management fund provided is sufficient to maintain the site. Natural England recommends that the site is offered to a suitable NGO (e.g. Dorset Wildlife Trust, Land Trust), or alternatively managed by the Parish or Dorset Council as a new Local Nature Reserve. If a suitable third party cannot be found to manage the site then provision should be made to ensure the Quarry Company retains a legal responsibility to manage the nature reserve until such time as a suitable partner can be found.

- 8.11 Historic England
No comment.
- 8.12 County Highway Advisor
No objection subject to conditions.
- 8.13 Dorset Council Archaeological Advisor

No objection subject to conditions.

8.14 Dorset Council Flood Risk Engineer

No objection subject to conditions and informative.

8.15 Dorset Council Landscape Officer

The revised application is a marked improvement to the previous. The revisions demonstrate consideration has been made to the concerns previously raised. The £5K pa management fund over a 30- year period for the restoration of existing silt lagoons is welcomed. The area near Chard Junction would especially benefit from long term restoration and management due to the weakened landscape character from industrial activities. The proposed embedded mitigation to plant and provide replacement woodland and hedge planting early in the proposal is a positive and will help tie in with the landscape character of occasional woodlands. The gentler restoration of gradients is a further improvement to the original proposal. However, I do still have concerns over the size of the bunds and soil overburden areas in the latest revision. I understand that these have been created to be more of a 'naturalistic screening landform with gentler external grassed slopes' which is acceptable. Looking at the plan DR/0005 for phase 1 some of the overburden areas look very large, especially OB2 which is proposed at 5metres. Plan DR/0006 - phase 2b the overburden SS1 again is proposed at 5metres. Plan DR/0007 – phase 3 the bund SS4 is also proposed at 5metres. Preferably bunds and overburden should be 3metres in height and in certain circumstance no more than 4metres. The landscape along this part of the Axe river has a broad undulating valley charter with flatter fields adjacent to the river. With the proposal of 5metre high bunds this does not fit with the landscape character. Although the revised proposal has included notable improvements and mitigation my concerns with this application are founded on the potential adverse impacts on the Axe Valleys sensitive and high-quality landscape character. The proposed extension lies within a secluded and rural part of the Axe Valley which according to the Dorset Council landscape assessment has had its 'qualities notably weakened by industrial activity towards Chard Junction'. The LVIA states the 'scheme would provide a restoration more characteristic of local landscape characteristics', but I don't fully believe the application recognises the adverse impacts on the physical and perceptual landscape character during the extraction process. In section 3.3 of the LVIA the magnitude of change caused by the proposed development to the landscape is noted as negligible significance at a local Parish scale and of major to moderate significance at field scale. Due to the landscapes strong undeveloped rural character, with associated characteristics of tranquillity I believe the magnitude of change to be greater than negligible at a parish scale, with too much weight given to the visual impacts and screening proposed and not too the physical loss of landscape character. As this application is located in the AONB it should be considered alongside paragraph 172 of the National Planning Policy Framework 2019 (NPPF) with careful consideration given to all the 3 points when evaluating the proposal. NPPF paragraph 172 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused

for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.' It is advised that only with the provision of 'exceptional circumstances' a development should not be permitted unless all three criteria have been met. In relation to assessment c) 'any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated' if this application is permitted, I have a concern that a detrimental effect on this part of the AONB is unavoidable with assessment c) of the National Planning Policy Framework 2019 not being met. The proposed quarry extension with its associated haul road is considered to have the potential for a significant adverse landscape impact on the character of the designated Area of Outstanding Natural beauty.

8.16 Dorset AONB Team

Taking the 'revisions' into account and with reference the previous correspondence submitted by the Dorset AONB Team (*dated the 28th March 2019*) I consider that the revised development proposals, although minimising some of the landscape and visual effects during the operations phases and at restoration, would significantly adversely affect the AONB and, as a consequence, the formal objection to the Application is maintained.

The revisions to the Scheme would not overcome the previously raised concerns of the AONB Team and the development would continue to adversely affect the following Special Qualities;

- Uninterrupted panoramic views to appreciate the complex pattern and textures of the surrounding landscapes;
- Tranquillity and remoteness;
- Undeveloped rural character.

The revised Proposals would continue to be in conflict with the AONB Management Plan policies and objectives:

It is my opinion that overall the revised Proposals, whilst illustrating some degree of improvement, would continue to have a significant detrimental impact on the character and appearance of the AONB during the operational phase. The interim storage overburden/subsoil and topsoil creating landscape and visual 'issues' in their own rights. The scale and extent of these storage areas is clearly illustrated on the submitted LVIA computer generated visualisations. The revised mitigation proposals would continue to result in irreversible changes to the intrinsic visual and physical qualities of the Axe Valley character area.

The effects arising from this revised proposal continue to conflict with the statutory purpose of the AONB designation and the mitigation measures put forward would not satisfactorily address the major impacts that the development would have on the character and appearance of this area of the AONB. As a consequence of this – the formal objection to the Application is maintained.

8.17 Environment Manager

The proposed overall reduction in extent of extraction by 100,000 tonnes of sand and gravel provides a better balance between conserving and enhancing biodiversity and mineral extraction and is welcomed.

The proposal to enter into a 30yr funded management agreement for the restored wetland complex for the purposes of nature conservation and amenity (para 3.8 of EcIA addendum) is welcome and will help provide a valuable resource for wildlife and the local community. Eventual designation as a Local Nature Reserve could also be considered.

I note that permission is sought for 7 years of working but that the applicant anticipates completing extraction within 5 years and using the final 2 years to restore the site. This is also a positive step.

The draft restoration scheme (drwg 2598-4-4-2-DR-0009) should cover all of the red line application area rather than just the extraction area.

Watercourse WC3 impact of re-routing and impact on Annex II fish species interest features of River Axe SAC. The revised scheme now avoids any re-routing of this watercourse and leaves it in situ during the works, enabling the conclusion that there now won't be impacts on the watercourse. In addition the fish survey shows that the watercourse does not support Annex II fish species and both these amendments/additions provide reassurance that likely significant effects on the European site can be screened out. The proposal to restore connectivity of WC3 to the river Axe by replacing a collapsed culvert is welcomed.

Watercourses WC2 impact of re-routing and impact on Annex II fish species interest features of SAC. The revised scheme now avoids impacts on WC2 and WC1 as they are not part of the active working area. The applicant has also provided the results of a fish survey showing that the watercourse does not support Annex II fish. Both these amendments/additions provide reassurance that likely significant effects on the European site can be screened out.

Compensation for delay in restoration of silt lagoons and processing site. The applicant now proposes to install a silt press in Phase 1 of the revised scheme so that the existing silt lagoons can be restored earlier than consented. This would enable creation of an extension to the existing Chard Junction Nature Reserve to the south which is very welcome and provides reassurance that no compensation would now be required.

Impact on Headstock Rd SNCI, including consideration of alternative haul road routes and assessment of botanical interest of the hedgerows. The further information doesn't provide any assessment of alternative haul road routes and this still needs to be addressed. For example, if the haul road was moved slightly north west this would avoid the SNCI and potentially reduce the amount of hedgerow loss (H15, H16 and H17). This hasn't been considered and should be if following the mitigation hierarchy with avoid as the first principle. A further botanical assessment of the hedgerows was also requested and this doesn't appear to have been provided: the original assessment only covered the north east hedge (H18) whereas the SNCI boundary includes both sides of the road at this northern end (confirmed by DERC) and the north west verge was of particular importance for neutral

grassland. A botanical assessment of this verge must be provided to enable full assessment of the impacts on the SNCI, and particularly because the proposed haul road route appears to show that there would be a loss of the north west SNCI verge and woodland where the haul road would cross the end of Batemans Wood. In addition, although the field gate in H18 is stated to be wide enough for quarry traffic, the applicant has not assessed whether there would be impacts from dust on the adjacent SNCI verges and, if necessary, how this would be avoided/mitigated.

Loss of Hedges and in particular H3 and H6. The revised information confirms that 453m of important hedges will be lost and 477m of new hedges will be planted, alongside a loss of 0.16ha woodland and 1.83ha of new woodland planting. The applicant states that there is no need to replace important hedges at a ratio of 2:1, and that the additional woodland planting will more than exceed the 2:1 required replacement ratio if the total area of woodland/hedge planting is taken together (para 4.10 of the EcIA addendum). Following the Dorset Biodiversity Appraisal Protocol guidance (applicable to planning applications in Dorset), important hedges should always be replaced with a 2:1 ratio, and it is not considered that the block of new woodland planting is suitable as a replacement habitat for the required additional hedgerow planting. This issue therefore needs further consideration to comply with the DBAP guidance: if hedges can't be provided on site then the applicant should make provision (via a financial fund) to plant, restore and enhance hedges in the wider landscape. This would complement the proposals (para 4.1.18 of the Response to Request for Additional Information) to fund a landscape compensation fund for strengthening landscape character within parts of the Blackdown National Character Area within the Dorset AONB. However the 1.67ha of additional woodland planting is welcome and would satisfy requirements for achieving net gain alongside this application, in line with NPPF.

8.18 Rights of Way
No objection.

9.0 Relevant Policies:

9.1 Applications for planning permissions must be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The term '*other material considerations*' is wide ranging but includes national and emerging planning policy documents.

9.2 The Development Plan

For minerals developments the relevant development plan includes the Bournemouth Dorset and Poole Minerals Strategy (adopted May 2014). The most relevant development plan policies from the statutory Development Plan are:

Bournemouth, Dorset and Poole Minerals Strategy (BDPMS)
(May 2014)

- Policy SSI - Presumption in favour of sustainable development.
- Policy SS2 – Identification of Sites in the Mineral Sites Plan
- Policy CC1 – Preparation of Climate Change Assessments
- Policy AS1 – Provision of Sand and Gravel
- Policy RS1 - Restoration, Aftercare and Afteruse of Minerals

- Development.
- Policy DM1 - Key Criteria for Sustainable Minerals Development.
- Policy DM2 - Managing Impacts on Amenity.
- Policy DM3 - Managing Impacts 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.

Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan (MSP) (2019)

- Policy MS-1 – Production of Sand and Gravel

9.3 National Planning Policy Framework, (NPPF) (Feb 2019)

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:

- i. 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
- ii. 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).

Other relevant parts of the NPPF include the following:

- Building a strong, competitive economy (paragraphs 80, 81, & 82).
- Supporting a prosperous rural economy: (paragraphs 83 & 84).
- Conserving and enhancing the natural environment (paragraphs 170, 171, 172, 173, 174, 175, 176, and 177).
- Conserving and enhancing the Historic Environment (paragraphs 184 – 202).
- Facilitating the sustainable use of minerals (paragraphs 203, 204, 205, 206, 207, & 208.).

10.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

12.0 Financial benefits

Financial benefits include the retention of jobs and the contribution to the local economy estimated to be approximately £1.8 million per annum based on 2017 figures.

13.0 Well-being and Health Implications

Amenity impacts are considered within this report. Planning conditions are included to mitigate impacts of the proposed development on the local community.

14.0 Climate Implications

The proposal would bring sustainability benefits from a reduction in the haulage distance of mineral by HGV's.

15.0 Planning Assessment:

15.1 The principle issues relating to this application are as follows:-

- The policy context and justification
- The policy justification for major development in the AONB and its associated visual impact
- The proximity to neighbouring properties and the impact upon their amenity
- The ecological impacts of the proposal
- The impact upon the highway network
- The impact upon public rights of way
- The impact upon the water environment
- The Agricultural Land Classification of the application site

- The Archaeological and historic environment impacts of the proposal
- 15.2 Policy Justification
Site Allocation
Policy SS2 (Identification of Sites in the Mineral Sites Plan) of the BDPMS states that the Mineral Planning Authority will use the MSP as the vehicle for the identification of specific sites wherever possible, having regard to the policies in the Minerals Strategy, the site selection criteria and the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF). Specific sites will be where viable mineral resources are known to exist, where landowners are supportive of mineral development and where any planning applications made are likely to be acceptable in planning terms. Permission will be granted for unallocated (windfall) sites where it can be demonstrated that there is a need that cannot be met within allocated sites and where development would not prejudice the delivery of allocated sites.
- 15.3 In relation to unallocated sites Policy MS 2 (Unallocated Sand and Gravel Sites) of the MSP states that proposals for sand or gravel extraction from unallocated sites within the Superficial and Bedrock Aggregate Resource Blocks, as shown on the Policies Map, will only be permitted where they meet set criteria.
- 15.4 The Resource Blocks are spatial areas, designated through the BDPMS, within which the British Geological Survey (BGS) has identified significant reserves of sand and gravel considered to be economically viable. The Resource Blocks exclude land subject to various constraints, such as AONB's, where there is a policy presumption against mineral extraction.
- 15.5 Since Policy MS-2 only refers to unallocated sites within the resource blocks, it does not apply to the current proposal. However, paragraph 3.19 of the Mineral Sites Plan 2019 acknowledges that there could/will be proposals for unallocated sites outside the resource blocks which are likely to be within an AONB and in these cases exceptional circumstances would have to be demonstrated.
- 15.6 The applicants have set out in their application why the application site was not included in the Draft Minerals Sites Plan. They state that the reason the site had not been promoted by the company during earlier stages of the Plan was that the final phase of drilling and exploration were only carried out in September- October 2016 in order to confirm in detail the economic viability of the mineral deposit at Westford Park Farm.
- 15.7 Dorset plays an important role in supplying both itself and other areas of the South-West with sand and gravel, including River Terrace aggregate. In order to maintain this supply, the MSP allocated enough sites to maintain supply and also included a policy to permit unallocated sites, provided certain criteria are met. The allocations, which did not include an extension to Chard Junction Quarry, were considered sound by the examining Inspector, who was satisfied that the planned supply of aggregate was adequate to meet demand.
- 15.8 As the site is not an allocated sand and gravel site, as detailed under Policy MS1, and is not considered under Policy MS 2, exceptional circumstances would have to be demonstrated in line with the requirements of the NPPF.

The compliance of the proposed development with the exceptional circumstances test as set out the NPPF is considered in paragraphs 15.25 - 15.48 below.

15.9 Landbank/Need - Dorset

Policy AS1 (Provision of Sand and Gravel) of the BDPMS states that an adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a landbank of permitted sand and gravel reserves equivalent to at least 7 years' worth of supply over the period to 2028, based on the current agreed local annual supply requirement for Bournemouth, Dorset and Poole. This will be achieved from:

- i. remaining reserves at existing permitted sites;
- ii. new sand and gravel sites, including extensions to existing permitted sites, as identified in the Mineral Sites Plan;
- iii. new sites not identified in the Mineral Sites Plan, provided:
 - a. monitoring indicates that the sites identified in ii. above are unlikely to meet Bournemouth, Dorset and Poole's landbank requirements; or
 - b. the proposed development is for the prior extraction of aggregate in advance of non-minerals development; or
 - c. the development is part of a proposal for another beneficial use; or
 - d. the development is for a specific local requirement.

Future sites required to contribute to meeting this supply will be located within the resource blocks identified on the Policies Map.

15.10 Policy AS2 (Landbank Provision) of the BDPMS states that the Mineral Planning Authorities will maintain a separate landbank for both Poole Formation and River Terrace aggregate equivalent to at least 7 years' supply in each case.

15.11 The current combined sand and gravel landbank for Dorset is estimated to be 8 years. This is based on data for 2019 and estimated sales to date and a 10 year average of sales for the period 2010-2019. Broken down, the landbanks are estimated at 7 years for Poole Formation and 9.8 years for River Terrace. Therefore, since the Dorset landbank for River Terrace is above 7 years, it is considered that there is no strong argument for need when considering landbank provision for Dorset in isolation from surrounding Counties.

15.12 Given the current level of uncertainty with the COVID-19 pandemic and leaving the EU, it is unclear what the future demand for aggregate will be, certainly in the short and medium terms. If demand is measured in terms of the sand and gravel landbank and the ten-year average of sales, Dorset is currently meeting demand.

15.13 In considering the need for the proposed development, it is noted that Chard Junction serves both the construction and decorative aggregates market with the deposits containing unique properties relating to the nature of their deposition. The applicants state that it is this, combined with the golden colour of the Chard material, that make it a preferred choice of the decorative market and why they consider that there is no like for like replacement for it. It is stated that other river terrace deposits in Dorset cannot compete with it which is why other producers focus on the construction aggregate market.

- 15.14 Notwithstanding the existing calculated landbank, the applicants question whether, in the event of Chard Quarry closing, remaining River Terrace aggregate quarries in Dorset can continue to meet annual demand and maintain a 7 year landbank of River Terrace aggregate given the markets they already serve. These quarries are listed as:
- Chard Junction Quarry – less than 12 months reserves left
 - Woodsford Quarry – permission until 2028
 - Hurn Court Farm Quarry – permission until 2030
 - Redbridge Road Quarry – 12/18 months of reserves left
- 15.15 The applicants state that in terms of supply patterns in Dorset, Chard Junction Quarry serves the west; Woodsford Quarry and Redbridge Road Quarry are central and Hurn Court Farm Quarry serves the east. With two of these sites due to close within the next 12-18 months, it is questioned how the remaining sites will be able to maintain current supply patterns. The applicants state that whilst Woodsford Quarry may be able to make up the shortfall of Redbridge Road Quarry closing as they are located in the same area, it is considered unlikely that it can also replace the shortfall of Chard Junction Quarry closing where production levels have been as high as 200,000 tpa. Hurn Court Farm Quarry is considered too far to the east to be a viable alternative to Chard Junction Quarry.
- 15.16 It is acknowledged that if Chard Junction Quarry and Redbridge Road were to end before other allocated sites such as at Moreton came onstream, then there is the potential for a shortfall in supply in Dorset. Whilst such a shortfall could be limited in duration, it is considered a material consideration in the determination of the application.
- 15.17 Landbank/Need - Devon and Somerset
The proposed quarry extension is located close to the borders of Devon and Somerset. The applicants state that around 90% of the mineral from the Chard Quarry serves markets in these counties. The individual landbanks within both counties are therefore important considerations in the determination of the application.
- 15.18 With regards to Devon, the nearest operational sand and gravel quarries to Dorset are both within Mid Devon. These quarries produce construction aggregate or aggregate with contrasting decorative qualities to that from Chard Quarry. There are no operational sand and gravel quarries within East Devon although there is a planning application pending for a new site at Straitgate Farm, near Ottery.
- 15.19 Using the averages of sales over the period 2009-2018, the land-won aggregate landbanks for Devon at the end of 2018 are, crushed rock 43.9 years and sand and gravel 9.69 years. As with Dorset it is seen that without Chard Quarry, sand and gravel landbanks are still in excess of 7 years.

- 15.20 In terms of supply of construction aggregate, it appears that there is a supply available in Mid-Devon, both existing and allocated. There are also sources of crushed rock.
- 15.21 If approved, it is considered likely that the proposed quarry will supply some sand and gravel into eastern Devon as it will be closer to places such as Axminster than quarries in Devon.
- 15.22 It is noted that sand and gravel is not currently worked in Somerset. Therefore, Somerset does not maintain its own landbank of permitted reserves for sand and gravel. As a consequence, Somerset is entirely dependent upon the importation of sand and gravel to supply existing markets. Dorset is the largest single provider of sand and gravel into Somerset, contributing between 70-80% of the total sand and gravel imports. Due to its proximity, the existing quarry at Chard Junction is a large contributor to that.

Landbank/Need Conclusion

- 15.23 Chard Junction Quarry makes a relatively limited contribution to Dorset's own need for aggregates, as a proportion of its production goes to Devon and Somerset. However, it comprises part of the Dorset landbank, and contributes to the annual supply of aggregates in Dorset. The applicants make the point that if Chard Junction Quarry finishes some supply from other quarries such as Woodsford could be diverted away from meeting need in central Dorset, to supplying western Dorset and even Devon and Somerset. This could lead to a shortfall in supply in parts of Dorset. Although such a shortfall would be temporary, it is difficult to predict how long it would last for.
- 15.24 Although landbank provision within both Dorset and Devon currently exceeds 7 years (including, for Dorset, the limited reserves remaining at Chard Quarry), it is acknowledged that the landbank supply is not split into construction and decorative markets and does not take into account the decorative qualities of aggregate. The high decorative quality of the Chard Junction Quarry aggregate contributes to the unique nature of the mineral and the lack of an alternative supply within a reasonable proximity increases the justification for the continuation of extraction of mineral from the Chard Quarry. The Mineral Planning Authority consider it reasonable to assume that should Chard Quarry close, the likelihood of other quarries supplying decorative river terrace aggregate, albeit of a potentially lesser quality, to markets further afield increases. Clearly such increased distances in the transportation of mineral have significant implications in terms of sustainability. This is particularly relevant with regard to the mineral supply in Somerset which is largely dependent upon imports from Chard Quarry to supply markets within the County.
- 15.25 The policy justification for major development within the AONB and its associated visual and landscape character impact
The site is located in the Dorset Area of Outstanding Natural Beauty (AONB).

Paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

15.26 Policy DM4 (Protection and Enhancement of Landscape Character and the Countryside) of the BDPMS states 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. Development will be expected to ensure the protection of the following designations of national importance, together with their settings, in accordance with the relevant statutory requirements: a. the New Forest National Park; b. the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty; and c. the Dorset Area of Outstanding Natural Beauty.

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.

15.27 The applicant has included an assessment with regards to Paragraph 172 of the NPPF (a) and (b). This includes a description of the quality and market of the particular material sourced at the quarry, which is unique in character in comparison to aggregates supplied elsewhere in Dorset, Devon and Somerset; the distance of other sources of aggregates and consideration of sustainability implications should the market have to be served from these more distant sources; and the contribution the quarry makes to the local economy. The EIA provides an assessment of (c).

15.28 In relation to (a) and (b), it is necessary to consider the current sand and gravel landbank as set out in paragraphs 15.9 – 15.24 above. Having regard to the absence of an alternative supply of sand and gravel within the area, the proposed development is considered to provide significant gains in terms of sustainability when considering the distance to alternative sites outside the AONB. The advantage being that the proposal would minimise transportation distances to the market that would otherwise have to

be served by road from more distant sources. In view of national policy and local plan policy to reduce carbon emissions and minimise transportation distances, this is an important consideration, particularly in relation to the reliance placed on the supply of mineral from Chard Quarry into Somerset.

- 15.29 Further to the above, it is noted that the deposits from Chard Junction Quarry are of an exceptional quality in terms of the geological characteristics, individual colour and appearance of the mineral. The quality of the mineral is expressed in the desirability and demand for decorative as well as construction uses, serving a regional and national, as well as local market. In addition, the depth of the mineral Chard Junction is significant which results in a relatively high yield for a relatively small area of disturbance.
- 15.30 Having regard to the adverse impact on the local employment if the proposal is refused, it is noted that the quarry employs 8 direct employees (7 fulltime and 1 part time). In addition, the application states that the quarry is a significant contributor to the local economy, with the contribution estimated to be £1.8 million per annum based on 2017 figures.
- 15.31 With reference to point (c), paragraph 172 of the NPPF, it is noted that whilst the location of processing area remains unaltered, the proposed quarry is at some distance from those areas historically worked at Chard Junction and approximately 450 metres from the existing processing area.
- 15.32 The somewhat separated nature of the proposed extension would result in mineral extraction activities within a relatively undisturbed rural setting that currently has little visual link or connection to the existing quarry complex. Notwithstanding these points, it is noted that the existing extraction area at Carters Close is approximately 950 metres distance from the processing site with a haul road linking the extraction area to the processing area.
- 15.33 A Landscape and Visual Impact Assessment (LVIA) has been submitted in support of the application. The original LVIA has been updated and amended to reflect the changes proposed by the applicant. The LVIA and its conclusion have been considered by the Council Landscape Officer and the Dorset AONB Team. Their comments are detailed in paragraphs 8.15 – 8.16 above.
- 15.34 The landscape character and visual impacts associated with the proposed quarry extension include those associated with the physical extent of the extraction area and the movement and activity of the vehicles and plant extracting and hauling mineral. The visual and landscape impacts of the proposed restoration scheme and associated restoration profile are also issues for consideration.
- 15.35 Having regard to visual impact, the principal impacts and those of the greatest severity will occur during the operational phase of the quarry. Such impacts will occur as a result of the visual impact of the proposed quarry workings themselves, the formation of topsoil/subsoil bunds and the movement of plant both within the extraction area and along the proposed haul road.
- 15.36 The proposed extraction area is located on land that broadly falls away in a westerly direction towards the river Axe. Given the land levels and the presence of mature hedgerows, the visual impact of the extraction area from longer distance views is generally geographically restricted to views from the west. These include views of the site from the public footpath on the opposite

side of valley, approximately 600metres from the extraction area. Beyond the footpath, the nearest public vantage point are views from Perry Street (B3167) located at approximately 1100 metres from the extraction area. Owing to the fall in ground levels and the presence of a belt of mature screening vegetation along the western boundary of the site, views from these areas will be generally restricted to the upper slopes of the working area within phases 2 and 3.

- 15.37 It is noted that works within these upper areas will be relatively restricted in extent and duration and will primarily relate to topsoil and subsoil stripping with some shallow gravel reserves removed. Once these upper slopes have been worked they will be temporarily restored and seeded to allow the exposed face of the mineral to be covered. This will mitigate to some extent the visual impact of the exposed mineral surface. It is proposed that such measures can be adequately secured through condition, as detailed in paragraph 17 below.
- 15.38 The proposed quarrying operations will result in visual impacts from public vantage points within closer proximity to the proposed extraction area. Principally, these includes views from along the public highway immediately to the east of the site, from the proposed re-routed public foot path W44/60, bridleway W44/101 and from other public rights of way in the immediate vicinity.
- 15.39 The visual impact of the proposed quarry workings from immediately surrounding the site will largely be restricted by the presence of topsoil and subsoil screening bunds. These will be constructed in phases as quarry working progresses across the site. Whilst the proposed bunds will significantly reduce views of the extraction area, the bunds in themselves represent unnatural and potentially intrusive features within the landscape. In order to mitigate the visual impact of the bunds, they will be seeded and managed in accordance with a scheme to be agreed with the Mineral Planning Authority to best assimilate them into the wider landscape.
- 15.40 It is noted that the topsoil and subsoil screening bunds do contribute towards other functions of the wider quarrying scheme. These include assisting with noise attenuation and reducing dumper/HGV movements should the material have to be moved to other more distant parts of the site.
- 15.41 The proposed development has the potential to adversely impact upon the visual amenity of the area resulting from the movement of vehicles along the proposed haul road. It is noted that, between the extraction area and processing area, the route of the proposed haul road runs alongside a mixture of mature hedgerows and groups of trees for its entire length. It is considered that any visual impacts associated with vehicle movements along the haul road will be mitigated to some extent by the presence of this existing vegetation, particularly from views to the west.
- 15.42 The applicants have confirmed that based upon current levels of extraction there will be 8-10 HGV movements per hour along the proposed haul road.
- 15.43 The closest residential properties to the proposed haul road are those at Batemans Farm approximately 150metres to the north west. Taking into consideration the presence of the screening vegetation, the distance

between the dwellings and the haul road and the number of HGV movements along the route , it is considered that the visual impacts of the proposal will not impact upon visual amenity of residents to an unacceptable level.

- 15.44 Having regard to the impact of the proposal on the landscape character of area, it is noted that the application details the siting of an industrial operation within an undeveloped agricultural/rural setting. The impact of the proposal on landscape character will be at its most significant during the operational phase of the development as a result of physical processes associated with the mineral extraction and the associated impacts upon tranquillity. Whilst adversely impacting upon landscape character, it is noted that such impacts will be of limited duration.
- 15.45 Following the completion of mineral extraction, the site will be restored to a lower level. This is with the exception of phase 1 that will be restored to levels similar to original ground levels following the deposit of silt. The restoration of the site to a lower level and to an unnatural landform will adversely impact the landscape character of the area. Such impacts represent a permanent and irreversible change to the character and appearance of the area.
- 15.46 As is reflected in the comments from the Dorset AONB Team and the Council's Landscape Officer, it is considered that whilst the revisions proposed to the application, mitigation measures and further compensation go some way to reducing the impacts upon visual amenity and landscape character, a residual adverse impacts remains.
- 15.47 A material consideration in the determination of this application concerns the fact that the proposal represents the continuation of an existing production and processing site for sand and gravel which has been established and embedded within the local community for some considerable time. However, it is acknowledged that the extraction area represents the development of an area remote from previous extraction areas.
- 15.48 In conclusion, it is recognised that notwithstanding mitigation measures, the proposed development will result in harm to the visual amenity and landscape character of the AONB. It is noted that great weight should be given to conserving and enhancing landscape and scenic beauty of the AONB. Whilst the notable impacts on visual amenity and landscape character of the area are recognised, it is considered that there are significant sustainability benefits in the retention of a sand and gravel quarry within this location. These benefits, in combination with the uniqueness of the mineral deposit, are considered to represent exceptional circumstances that would be in the public interest. It is considered that any harm to the AONB would be outweighed by these exceptional circumstances and the development being in the public interest. The proposal is therefore seen to be in accordance with Paragraph 172 of the NPPF and Policy DM4 of BDPMS.
- 15.49 Noise Impacts
The proposal has the potential to adversely impact upon the occupiers of nearby residential properties as a result of noise disturbance. The principal sources of noise will be from mobile plant excavating and transporting mineral to the processing area. The operation of plant within the processing area will also be a source of noise from the site.

- 15.50 Policy DM2 of the BDPMS states that proposals for minerals development in Bournemouth, Dorset and Poole will only be permitted where the proposals demonstrate that, for the life-cycle of the proposed development, any potential adverse impacts associated with noise levels are avoided and/or adequately mitigated to an acceptable level. Proposals for mineral development should be accompanied, where appropriate, by an assessment of the above impacts of the proposal. Where a need for mitigation is identified by the assessment and / or through consultation with key stakeholders, mitigation measures should be defined and submitted as part of the development proposal. The assessment, together with any required mitigation, must consider impacts over the entire life-cycle of the proposed development. The fact that impacts of mineral extraction, including those resulting from HGVs and other traffic servicing the proposed development, may extend for considerable distances beyond the boundaries of the proposed development site must be taken into consideration and appropriately mitigated.
- 15.51 Paragraph 21 of the 'Minerals' chapter of the Planning Practice Guidance (PPG) 2014 considers noise emissions from minerals extraction operations. It states that Mineral Planning Authorities should aim to establish a noise limit, through a planning condition, at the noise-sensitive property that does not exceed the background noise level (LA90,1h) by more than 10dB(A) during normal working hours (0700-1900). Where it will be difficult not to exceed the background level by more than 10dB(A) without imposing unreasonable burdens on the mineral operator, the limit set should be as near that level as practicable. In any event, the total noise from the operations should not exceed 55dB(A) LAeq, 1h (free field). For operations during the evening (1900-2200) the noise limits should not exceed the background noise level (LA90,1h) by more than 10dB(A) and should not exceed 55dB(A) LAeq, 1h (free field).
- 15.52 Paragraph 22 states that increased temporary daytime noise limits of up to 70dB(A) LAeq 1h (free field) for periods of up to eight weeks in a year at specified noise-sensitive properties should be considered to facilitate essential site preparation and restoration work and construction of baffle mounds where it is clear that this will bring longer-term environmental benefits to the site or its environs.
- 15.53 It is noted that the existing site operations are controlled by limits contained in conditions which state that during weekday daytime hours and Saturday mornings, free-field noise levels at noise-sensitive locations shall not exceed 45dB (A) LAeq, 1hour. This includes noise limits in place for the existing processing area. Temporary daytime noise limits are also controlled through planning condition, with a limit of 70dB (A) LAeq 1hour.
- 15.54 Having regard to the potential for noise disturbance associated with the proposed extraction area, it is noted that the residential properties of 1 and 2 Westford Cottages and The Cabin are situated approximately 60 metres from the application site boundary and approximately 130 metres from the extraction area. A belt of mature vegetation, topsoil bund (3 metres in height) and overburden bund (5 metres in height) are situated between the residential dwellings and the extraction area. The bunds will remain in place for the duration of operations and used to recreate the final landform upon restoration. The purpose of the bunds is to reduce the visual impact of the working area on the properties and also to attenuate noise levels from mobile plant within the extraction area.

- 15.55 No's 1 and 2 Westford Park Cottages are located on the eastern side of the highway leading to Westford Park Farm. The dwellings are approximately 18 metres from the application site boundary and 40 metres from the quarry face. Mature hedgerows and a 2.5 metre high topsoil bund is located between the dwellings and the extraction area. Both properties are in the ownership of the landowner – Westford Park Farm. Westford Park Farm is located approximately 40 metres from the application site boundary and 130 metres from the proposed extraction area.
- 15.56 The noise assessment submitted as part of the Environmental Statement concludes that noise levels for properties not in the ownership of the landowner, taking into account the proposed attenuation bunds, would be 44dB LAeq. It is noted that this is based on a ‘worst case’ scenario assuming operations at the closest practical position within the extraction area with plant working 100% of the time. The noise assessment states that as the operations progress and plant items are located further from the receptors (i.e. for the majority of the duration of the site operations) lower noise levels would result at the dwellings.
- 15.57 Noise levels at Westford Park Cottages, taking into account the proposed attenuation bunds, are currently calculated at 57dB LAeq. Again, this is based on a ‘worst case’ scenario. This represents an exceedance of the 55dB limit detailed in paragraph 22 of the PPG (2014). Therefore, the applicants have subsequently confirmed that they will accept a condition limiting noise to 55dB LAeq at Westford Farm Cottages. They have stated that this can be achieved through a temporary increase in the height of the topsoil storage bund adjacent to Westford Park Cottages from 2.5 metres to 3 metres in height. The details topsoil bund height increase and its duration can be secured through the submission of a noise monitoring and attenuation scheme, as detailed under paragraph 17 of this report.
- 15.58 The noise assessment presents background noise levels for surrounding properties from routine noise monitoring surveys. These background levels range from 31dB to 55dB. Having regard to the rural setting, it is noted that background noise levels can relatively low and therefore would be difficult for the operator not to exceed them by 10dB at certain times. Taking into account the relatively simple form of extraction, it is considered that there are no further reasonable measures that could be placed upon the operator to reduce noise levels further.
- 15.59 The noise assessment states that during temporary operations such as soil and overburden stripping, construction of the temporary overburden screen bunds and restoration works, noise levels will be higher than those produced by normal extraction and haulage. The calculated site noise levels for these operations do not exceed 70dB LAeq at any property.
- 15.61 Taking into account the distance from the proposed quarry to the nearest noise sensitive premises, the proposed noise limits and the method and scale of proposed working, it is considered that there will be no adverse impact upon the amenity of nearby residential properties by way of noise disturbance. The proposals are therefore seen to be in accordance with policy DM2 of the BDPMS.

15.62 Dust and Exhaust Emission Impacts

Policy DM2 of the BDPMS states that proposals for minerals development in Bournemouth, Dorset and Poole will only be permitted where the proposals demonstrate that, for the life-cycle of the proposed development, any potential adverse impacts associated with dust emissions are avoided and/or adequately mitigated to an acceptable level.

- 15.63 It is considered that the likelihood of significant dust emissions from the quarry itself are unlikely having regard to the nature of the material being quarried.
- 15.64 Vehicle movements associated with the proposed development have the potential to generate dust and exhaust emissions, particularly along the internal road, where these cross other roads, at the main site entrance and from within the processing area. The dust and emissions assessment submitted with the application concludes that with appropriate mitigation measures there will be no adverse impact upon the amenity of the area. These measures appear appropriate and are in line with current site arrangements for the control of dust from the existing quarry and existing haul road.
- 15.65 A dust mitigation strategy is currently in place for the existing site extraction area, haul road and processing area. The MPA has received no recent complaints of dust generated by the quarry and no objection has been raised from District EHO in relation to the dust control and suppression measures proposed.
- 15.66 Taking into consideration the measures proposed to be secured by conditions detailed in paragraph 17 of this report and the distance between the proposed haul road and residential properties, it is considered that the proposal will not adversely impact upon the amenity of the area by way of dust emission. The proposal therefore accords with Policy DM2 of the BDPMS.
- 15.67 The ecological impacts of the proposal**
- The majority of the proposed extraction area and haul road consists of semi-improved/improved pasture. Features of ecological interest within or adjacent to the application site include mature hedgerows, woodland blocks, watercourses and roadside verges.
- 15.68 The principle ecological impacts of the proposed development concern the removal of existing vegetation, the impact on flora as a result of dust emissions, the loss and/or interruption of watercourses and the impact on downstream habitats including the River Axe SSSI/SAC.
- 15.69 Paragraph 175 of the NPPF (2019) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 15.70 Policy DM5 of the BDPMS states that proposals for minerals development which adversely affect the integrity of European or Ramsar sites or other internationally designated sites will only be permitted where adverse impacts on biodiversity and/or geodiversity will be:
- 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, compensation will result in the maintenance or enhancement of biodiversity / geodiversity.

Where possible, proposals should enhance biodiversity and geological interest. Proposals for minerals development must be accompanied by an objective assessment of the potential effects of the development on features of biodiversity and/or geological interest, taking into account cumulative impacts with other development and the potential impacts of climate change. In addition, the assessment must have particular regard to the need to protect, maintain and / or enhance sites and species of international and national importance, in accordance with the relevant statutory requirements. It should also consider the potential for existing habitats on the site to be restored to higher quality habitats, during and after mineral working. The assessment must also demonstrate how the proposal intends to address the need to maintain and/or enhance features of local and regional importance including Sites of Nature Conservation Interest. The proposals should seek to achieve this wherever possible and consistent with viable development.

- 15.71 Following concerns raised over the original submission, the application was amended. In respect of ecology, the proposed amendments detail the following:

- The existing operational silt lagoons will be replaced by a silt press and will no longer be needed. The end date of the silt lagoons would coincide with the commencement of operations within Westford Park Farm. It is proposed to restore them earlier than under the originally submitted scheme and incorporate them as part of the wetland complex of the adjacent Chard Junction Nature Reserve. The existing Chard Junction Nature Reserve extends to 8.5ha, the proposed settlement lagoons extension extends to 4.3ha (a total nature reserve area of 12.8ha). The Applicant owns the wetland complex and is willing to enter into a 30 year management agreement and seek to work with suitable partners.
- Farmland will be reinstated on rising valley slopes with the eastern quarry slopes backfilled to gentler profiles.
- Linear woodland W3 together with watercourse WC3 will be retained and remain unmodified.
- A collapsed culvert has been identified, preventing connectivity of watercourse WC3 with the River Axe. The Applicant will seek to reinstate it as part of site restoration.
- Watercourses WC1 and WC2 will be retained and remain unmodified.
- New species diverse hedgerows are proposed on the rising valley slopes above the River Axe floodplain. These will replace hedgerows H3 and H6 which will be lost to the development and will ensure the local farmland character is maintained.
- The quarry floor will be restored to a wetland mosaic, creating a linkage with existing habitats within the River Axe floodplain.
- As well as the advance planting proposed for the south-eastern and eastern sides of Field 4 and to the western side of Field 1, new woodland planting is proposed on the western quarry slopes to strengthen existing woodland at W4 and W5.

15.72 Having regard to the loss of existing hedgerows, it is noted that the proposal will result in the loss of approximately 453 metres. This includes two longer stretches of hedgerow that cross the site in an east west direction as well as smaller sections of hedgerow to facilitate the construction of the proposed haul road. The application details the planting of 477 metres of replacement hedgerow. The Dorset Biodiversity Appraisal Protocol guidance states that important hedges should always be replaced with a 2:1 ratio. Whilst this has not been achieved through the application, it is noted that the proposal details provision of an environmental fund for wider works within the AONB. Together with the wider mitigation measures secured in respect of woodland planting, it is considered that the proposal is acceptable in this regard.

15.73 The existing water courses that cross and run around the perimeter of the site will be unaffected by the proposed development. Therefore, existing flows to the River Axe will uninterrupted.

15.74 A dust management and monitoring scheme is recommended, secured through condition as detailed under paragraph 17 of this report. The Natural Environment Team will be consulted on the provisions contained within the scheme to ensure that any impacts of roadside vegetation by way of dust deposition is mitigated to an acceptable level.

15.75 Taking into consideration the measures and mitigation proposed within the application and those secured through planning conditions, it is felt that the proposed development will not have any detrimental impact upon the ecological interests of the locality. The proposal is therefore seen to accord with Paragraph 175 of the NPPF and policy DM5 of the BDPMS.

15.76 Transport

There are two aspects of the proposal that will have an impact on the local highway network. These are the dumpers transporting extracted material to the processing area and the HGVs serving the main processing area of the quarry.

15.77 Policy DM8 of the BDPMS states that minerals development which could have an adverse impact as a consequence of the traffic generated by it will only be permitted where it is demonstrated, through a Transport Assessment that:

- a. a safe access to the proposed site will be provided;
- b. there will be no adverse impact on the Strategic, Primary and/or Local road network;
- c. developers will provide the funding for any highway and transport network improvements necessary to mitigate or compensate any adverse impact on the safety, capacity and use of a highway, railway, cycleway or public right of way and that these improvements will be delivered in a timely manner; and
- d. the proposal, where possible, has direct access or suitable links with the Dorset strategic highway network or primary route network.

Sustainable transportation should be used where possible and practical, including through minimising distance travelled by road and maximising the use of transport means such as rail, water, pipelines or conveyor belts to transport minerals where practicable and environmentally acceptable. Mineral site transport plans should be established.

- 15.78 To reach the processing area, HGV trucks will follow the proposed haul road that will cross the public highway at two points. Crossing point 1 is immediately to the east of the extraction area where the haul road crosses the public highway that leads to Westford Park Farm. Crossing point 2 crosses Headstock Road shortly before vehicles turn into the processing area. The proposed haul road also crosses footpath W44/59 approximately 130 metres east of crossing point 1.
- 15.79 It is anticipated that there will be 8-10 HGV movements along the haul road per hour. This is based upon current levels of production and reflects the level of movement between the existing quarry and the processing plant.
- 15.80 Having regard to the impact of the crossing points on pedestrian and highway safety, the application details the design, specification and visibility splays for each crossing.
- 15.81 Vehicles carrying product from the processing area leave via Headstock Road, turning right from the site. Vehicles then travel north to Chard Junction and along Station Road to the B3167 Perry Street. This application proposes an average extraction rate of approximately 160,000 tonnes per annum which equates to approximately 34 laden vehicles leaving the quarry each day. There is no change proposed from the existing operations in respect of the number of HGV movements generated from site. Traffic generation levels are currently controlled through a planning condition attached to the consent which covers the current Carters Close extraction area. Given that proposed rates of extraction and removal of processed aggregate from the site are not proposed to change, it is recommended that the same limitations should be imposed through a planning condition. This is detailed within paragraph 17 of this report.
- 15.82 No objections to the proposal have been raised from either the Dorset County Council or Somerset County Council Highway Authority in respect of highway safety or highway capacity.
- 15.83 Taking into consideration access design, the level of vehicle movements and having regard to measures in place to mitigate the impact of dust, it is considered that the safety and engineering capacity of the surrounding highway network will not be adversely affected. The application, which is supported by a Transport Assessment, is therefore seen to accord with policy DM8 of the BDPMS.
- 15.84 Rights of Way
The proposed development has the potential to adversely impact upon Rights of Way users as a result of the obstruction of footpath W44/60 that crosses the proposed extraction area and the provision of alternative route during the operational phase of development.
- 15.85 Policy DM1 of the BDPMS states that proposals for minerals development should support the delivery of social, economic and environmental benefits whilst any adverse impacts should be avoided or mitigated to an acceptable level. In order to achieve this, all proposals for minerals development must demonstrate the protection and, where appropriate, enhancement of local amenity.

- 15.86 Footpath W44/60 currently runs north-west/south-east across the northern end of the extraction area. Extraction within phase 2a and the construction of the internal haul road would both represent obstructions to the existing route. The application seeks to divert the existing footpath onto a temporary route prior to its re-establishment to the original route following the restoration of the site.
- 15.87 To achieve this the applicants will need to submit an application to Dorset Council's Definitive Map Team for a Temporary Stopping Up under Section 261 of the Town and Country Planning Act 1990. This would divert the affected part of Footpath W44/60 whilst the minerals are being worked and provide for the restoration of the footpath after the minerals are worked, to a condition not substantially less convenient to the public.
- 15.88 The proposed temporary route of footpath W44/60 will run north adjacent to the public highway before turning west along the northern boundary of the site where it will connect with the existing route in the northwest corner of the extraction area.
- 15.89 Footpath W44/59 would also be crossed by the proposed new haul road. At all points where public rights of way cross the proposed haul road, appropriate signage will be agreed in advance to safeguard footpath users. Such measures are proposed to be secured through a condition in paragraph 17 of this report.
- 15.90 The Dorset Council Rights of Way Department have raised no objection to the proposal.
- 15.91 It is noted that a Diversion Order in respect of Footpath W44/60 was confirmed by the Secretary of State in 2017. This relates to a section of the footpath to the north of application site and unaffected by the proposed development. New routes were proposed as parts of the footpath but are currently not available on the ground and bridges are missing. Both current and proposed routes of the footpath therefore exist and will continue to do so until the new route is certified. The Council lacks the funds to carry out the necessary works to bring the new footpath into operation. The required works include the installation of three new footbridges which the Council's Greenspace Team has not been able to install for financial reasons. The applicants proposed contribution of £25,000 towards the bridges is welcomed and would assist in the future opening up of Footpath 60. However, in 2017 Dorset Council's bridge engineers estimated the cost of the three bridges on the new route of Footpath 60 at £15,000, £10,000 and £135,000 each. The cost of bridges is likely to have increased since 2017. This means that the largest bridge is still likely be out of the reach of the Greenspace Team's current budget. The proposed contribution would mean that the two smaller bridges could be installed which would give access to the riverbank.
- 15.92 Having regard to the impact of the proposed footpath diversion and the provision through appropriate recommended planning conditions that secures the timing of such a diversion, it is considered that the proposal is in conformity with Policy DM1 of the BDPMS.

15.93 Impact on the water environment

Through mineral extraction activities and the proposed restoration of ground to lower levels, the application has the potential to impact upon surface and ground waters. The disruption or change to existing surface and ground waters could impact upon the natural discharge of waters into the River Axe, the level of nearby surface water bodies and a borehole used for water supply to Westford Park Farm.

- 15.94 Policy DM3 of the BDPMS states that proposals for minerals development which would have an impact on water resources, including aquifers, will only be permitted where it can be demonstrated that the local water environment would be protected and where appropriate enhanced. Provision should be made to ensure the protection and maintenance of the:

- a. quality;
- b. direction and rate of flow; and
- c. volume of flow of ground water, water courses and all other surface water.

Rivers, open watercourses, wetlands and ponds which have a significant ecological value, together with the land alongside these features, should be protected. Development should aim to prevent deterioration and where appropriate enhance the quality of aquatic ecosystems and associated wetlands. Flood Risk Assessment (FRA) will be required for minerals development proposals in areas at risk of flooding or likely to contribute to flooding elsewhere, relative to the nature and scale of the development, and must take into account cumulative effects with other existing or proposed development. Where a risk of flooding is identified through FRA, proposals must include measures to ensure the avoidance and / or mitigation of that risk.

- 15.95 A Hydrogeological and Hydrological Assessment is included within the Environmental Statement and identifies a number of ways in which the proposed development has the potential to impact upon the water environment.
- 15.96 Two ponds are identified within the Hydrogeological and Hydrological Assessment for further assessment owing to their proximity to the proposed extraction area. These include a pond to the rear of Westford Park Farm, approximately 170m to the east of the extraction area. The application considers this to be of very low sensitivity due to its small size and location within the Charmouth Mudstone formation. A second pond at Batemans Farm is a former gravel pit and is located approximately 250m north of the extraction area. This is considered to be of very low sensitivity because it is artificial and heavily modified. Both ponds are considered to be sufficient distance from the proposed development, or within isolated geology, so as not to be significantly impacted by groundwater level changes. In addition, the ponds are not located downgradient of the proposed development, so any changes in water quality are not expected.
- 15.97 It is noted that the revised plans have less impact on ground water, particularly in terms of quality because the southern and northern watercourses will no longer be rerouted into the quarry void. In addition, it is noted that limited subwater table working is now proposed within the quarry. Excavation at this level will be undertaken without the pumping or dewatering of any water body that forms at the base of quarry during excavation operations.

- 15.98 Water supply to Westford Park Farm, Westford Park Cottages and the farms dairy is from a private well. The well is located within the application site boundary, immediately to the east of the extraction area within phase 1. The well, the base of which is at approximately 47 meters AOD, extracts ground water which is then pumped eastwards to a highpoint on the farm where it is stored and treated.
- 15.99 Westford Park Farm well is sensitive to changes in ground water levels. Whilst no adverse impacts are anticipated as a result of the proposed development, the Hydrogeological and Hydrological Assessment recommends the monitoring of well levels and quality, particularly in the ‘wet dig’ phase of the development. In the unlikely event of the adverse effects being detected through monitoring, the applicants have agreed to provide an alternative water supply. It is recommended that the monitoring of the well should be secured through a planning condition as detailed under paragraph 17 of this report. The provision of an alternative water supply, in the unlikely event of one being required, is proposed to be secured through legal agreement.
- 15.100 The Hydrogeological and Hydrological Assessment concludes that there are no over-riding hydrogeological or hydrological based reasons why the planned development should not proceed in the manner described within the application. The Environment Agency and the Council’s Flood Risk Team have raised no objection to the proposed development.
- 15.101 Having regard to the conclusions reached within the Hydrogeological and Hydrological Assessment, it is considered that there will be no adverse impact upon the water environment that could impact upon the amenity of nearby residents or nature conservation interests as a result of the proposed development. The application is therefore seen to be in accordance with policy DM 3 of the BDPMS, subject to conditions and a legal agreement to secure an alternative water supply if required.
- 15.102 Cultural Heritage Impacts
- There are a number of cultural assets that have the potential to be adversely affected by the proposed development. These include the Grade II listed Westford Park Farmhouse, the Grade II listed Westford Farmhouse and attached stable and two World War II pillboxes. The proposal also has the potential to impact upon the historic landscape both through the quarrying activities themselves and permanent alterations to the existing landform.
- 15.103 Policy DM7 of the BDPMS states that proposals for minerals development in Bournemouth, Dorset and Poole will only be permitted where it can be demonstrated through an authoritative process of assessment and evaluation that heritage assets and their settings will be conserved in a manner appropriate to their significance. Adverse impacts should be avoided or mitigated to an acceptable level. 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.
- 15.104 Paragraph 192 of the NPPF (2019) states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them

to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 15.105 Paragraph 196 of the NPPF (2019) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 15.106 The application is accompanied by a Cultural Heritage Assessment. The assessment identifies a number of designated heritage assets in the wider landscape surrounding the site and the potential impacts upon them.
- 15.107 With reference to Westford Park Farmhouse, the assessment considers that this asset derives its heritage interest primarily from its architectural and historic interests. Its immediate setting was the working farm, with a more extensive setting related to the fields it farms, and views of the landscape to south and south-west (from its primary elevation). The assessment notes that there may be some reduction in the contribution made by this setting from the presence of quarry operation to the immediate west and north-west. Furthermore, the assessment states that the proximity of the quarry to the immediate west of the farm may have some effect on the ability to read the relationship of the farm to its farming landscape, but only in the direction of the quarry. Any perceptible effect would be reduced over the proposed lifetime of the extension as subsequent phases of the operation progress.
- 15.108 It is considered that following the reinstatement of the extraction areas to agriculture, the limited adverse effects of the proposed quarry extension would be reversed to some extent, although the topography of the valley slope will remain permanently altered. The softening of gradients proposed in the amended proposals (using more fill from the proposed silt press) will reduce this apparent effect, and the proposed early planting to the southern and eastern boundaries of the Phase 1 works will further mitigate any impacts. Taking the above into account, particularly the early planting and softened reinstatement gradients allowing a closer restoration to existing contours, it is considered that the proposed development will result in less than substantial harm to the setting of designated heritage asset.
- 15.109 In accordance with Paragraph 193 of the NPPF, great weight should be given to the conservation of the heritage asset, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is considered that having regard to the importance of the heritage asset, any harm to its setting is outweighed by the sustainability and economic benefits of the proposed mineral extraction.
- 15.110 Having regard to Westford Farmhouse, the assessment presented in the Heritage Baseline Assessment concludes that there will be no meaningful interaction between the heritage asset and the extraction area to the south. It is considered that the area of the proposed development does not make any significant contribution to the heritage significance of the asset, which is largely derived from its architectural and heritage interests. No harm was predicted to occur to its setting, heritage interest or significance.

- 15.111 The proposal has the potential to adversely impact upon the historic landscape. It is acknowledged that there will be less impact on existing landscape features following the retention of the existing watercourse and planting along the northern boundary of Phase 2a as well as the woodland and watercourse at the boundary of Phase 1 and Phase 2b. This results in the retention of current forms and assumed historic boundary legibility. In addition, the use of the proposed silt press to process silt will enable restoration of contours closer to existing during restoration. It is noted that the proposals include the planting of hedges to create smaller fields within the restored areas, with a smaller extent of restored land forming a water body. The amended proposals also incorporate earlier reinstatement of the existing silt lagoons. It is considered these measures will all assist in the recreation of settings which positively contribute to the significance of heritage assets potentially affected by the proposals, and in restoring much of the current character of the landscape in a form in which historic development are still legible.
- 15.112 With reference to undesignated assets, two pillboxes are located within close proximity to the proposed extraction area. One pillbox is located within the application site boundary, approximately 50 metres to the northwest of Phase 2a. The second pillbox is situated approximately 50 metres to the west of phase 2b. Given such proximity, the potential exists for a development of this scale and nature to impact upon the setting of these historic cultural assets.
- 15.113 It is considered that the proposed quarry extension, particularly the Phase 2 area would be visible and in relatively close proximity to the rear of both of the pillboxes. The Cultural Heritage Assessment notes that during the operational phase of the quarry extension, the changes to the setting of the pillboxes would temporarily disrupt the ability to appreciate the historic interest of these structures as enduring reminders of World War II, as well as to interpret the strategic thinking which motivated their placement in relation to the surrounding landscape. However, the effect of this would be very limited, as the principal aspect of the setting of the pillboxes that contributes to their significance is the land to the west, which would remain unaffected by the proposed quarry extension. Upon completion of the phased operations, the current situation would be restored and the effect upon the heritage significance of these non-designated assets after mitigation is assessed to be “negligible”.
- 15.114 In conclusion it is considered that, owing to the mitigation proposed as part of the development, the importance of the heritage assets and their relationship to the application site, any harm to their significance would be less than substantial. It is considered that the harm to their significance would be outweighed by the sustainability and economic benefits of the proposed mineral extraction. The proposal is therefore seen to accord with paragraphs 192, 193 and 196 of the NPPF (2019) and Policy DM7 of the BDPMS.
- 15.115 Archaeology Impacts
- The proposal has the potential to adversely impact upon features of archaeological interest through their disturbance and removal associated with the proposed quarrying operations.

- 15.116 Policy DM7 of the BDPMS states that proposals for minerals development in Bournemouth, Dorset and Poole will only be permitted where it can be demonstrated through an authoritative process of assessment and evaluation that heritage assets and their settings will be conserved in a manner appropriate to their significance. Adverse impacts should be avoided or mitigated to an acceptable level. 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.
- 15.117 The application includes an Archaeological Assessment of the proposed extraction area and haul road. The assessment includes a desk-based assessment as well as the results of geophysical survey and a scheme of trenching. The principal potential for features of archaeological interest are associated with two semi-circular geophysical anomalies, within the northern part of the site.
- 15.118 The assessment concludes that the whilst the potential for adverse impacts on archaeological features is limited, mitigation should be considered through the implementation of a planning condition to ensure appropriate monitoring and recording is undertaken during the operations.
- 15.119 Dorset Council's Archaeological Officer is satisfied that appropriate mitigation concerning the potential removal of these deposits can be adequately addressed through the recommended planning conditions within paragraph 17 of this report.
- 15.120 Having regard to the mitigation secured through the imposition of appropriate planning conditions, it is considered that the proposals will not adversely impact upon the archaeological interests of the locality and therefore are in accordance with policy DM7 of the BDPMS.
- 15.121 The Agricultural Land Classification of the application site
The proposed development has the potential to adversely impact upon the current agricultural grade of the land through its loss during the operation phase of the development and a reduction in the agricultural grade following the restoration of the site.
- 15.122 Policy DM1 of the BDPMS states that proposals for minerals development should support the delivery of social, economic and environmental benefits whilst any adverse impacts should be avoided or mitigated to an acceptable level. In order to achieve this, all proposals for minerals development must demonstrate the protection of soil resources throughout the life of the development and, where significant development of agricultural land is demonstrated to be necessary and there is a choice of location, giving preference to the development of poorer quality land over higher quality or best and most versatile.
- 15.123 The Environmental Statement that accompanies this application includes a Soil Resources and Agricultural Quality of Land Assessment. This concludes that 70% of the proposed extension area is comprised of agricultural land quality subgrade 3b, with 23% of the land subgrade 4. The Agricultural Land Classification is a grading system according to soil depth, topsoil stoniness, summer drought and winter wetness and associated cultivation limitations.

Agricultural land is graded from 1 to 5 (with two sub Grades 3a and 3b), Grade 1 land being of excellent quality and Grade 5 land of very poor quality. Therefore, it is noted that the proposed extension area does not comprise agricultural land of a high grade.

- 15.124 Notwithstanding the current agricultural grade of the land, it is recognised that existing soil resources are valuable for future use and have the potential to be damaged through soil stripping, handling and storage. To ensure the appropriate handling of topsoil a condition is recommended within paragraph 17 of this report that requires the submission of a scheme for soil handling prior to the commencement in each operational phase.
- 15.125 It is recognised that the restored landform and its geographical extent will not have the same agricultural capability that currently exists. However, this is balanced against the current agricultural grade of the land and the mitigation measures proposed for the handling, storage and placement of soils upon final restoration.
- 15.126 In conclusion, it is considered that the proposal represents the disturbance to a relatively low grade of agricultural land. Taking into consideration the mitigation measures recommended to be secured through planning conditions for the protection of soil resources, the proposal is seen to accord with Policy DM1 of the BDPMS.
- 15.127 Legal Agreement – Draft Heads of Terms
It is considered that a s106 obligation is required to secure those items of mitigation and compensation that cannot be adequately secured through the imposition of planning conditions alone. Such measures include:
- The provision of an alternative water supply to Westford Park Farm and Westford Park Cottages in the event of an adverse impact on the existing borehole/well as a result of quarrying operations.
 - The creation of an extended nature reserve for a period of 30 years.
 - A financial contribution of £25,000 for the construction of new foot bridges in the locality.
 - A financial contribution of £7500 per annum over 10 years for the management of the AONB.
- 15.128 Draft Heads of Terms have been provided by the applicant and are currently being considered by the Council's Solicitor. Consequently, it is being recommended that Members make any approval of the application subject to the prior completion of a S106 agreement in accordance with the Heads of Terms set out above.

16.0 Conclusion

Although landbank provision within both Dorset and Devon is currently being exceeded beyond 7 years without Chard Quarry, it is acknowledged that the landbank supply is not split into construction and decorative markets. It is the unique nature of the mineral and the lack of an alternative supply within a reasonable proximity that increases the justification for the continuation of extraction of mineral from the Chard area. The Mineral Planning Authority consider it reasonable to assume that should Chard Quarry close, the likelihood of other quarries supplying decorative river terrace aggregate, albeit

of a potentially lesser quality, to markets further afield increases. Clearly such increased distances in the transportation of mineral have significant implications in terms of sustainability. This is particularly relevant with regard to the mineral supply in Somerset which is largely dependent upon imports from Chard Quarry to supply markets within the County.

- 16.1 it is recognised that notwithstanding mitigation measures, the proposed development will result in harm to the visual amenity and landscape character of the AONB. It is noted that great weight should be given to conserving and enhancing landscape and scenic beauty of the AONB. Whilst the notable impacts on visual amenity and landscape character of the area are recognised, it is considered that there are significant sustainability benefits in the retention of a sand and gravel quarry within this location. These benefits, in combination with the uniqueness of the mineral deposit, are considered to represent exceptional circumstances that would be in the public interest. It is considered that any harm to the AONB would be outweighed by these exceptional circumstances and the development being in the public interest. The proposal is therefore seen to be in accordance with Paragraph 172 of the NPPF and Policy DM4 of BDPMS.
- 16.2 Taking into account the distance from the proposed quarry to the nearest noise sensitive premises, the proposed noise limits and the method and scale of proposed working, it is considered that there will be no unacceptable adverse impact upon the amenity of nearby residential properties by way of noise disturbance. The proposals are therefore seen to be in accordance with policy DM2 of the BDPMS.
- 16.3 Having regard to the measures recommended to be secured by conditions detailed in paragraph 17 of this report and the distance between the proposed haul road and residential properties, it is considered that the proposal will not adversely impact upon the amenity of the area by way of dust emission. The proposal is therefore seen to accord with Policy DM2 of the BDPMS.
- 16.4 Taking into consideration the measures and mitigation proposed within the application and those recommended to be secured through planning conditions and a legal agreement, it is felt that the proposed development will not have any detrimental impact upon the ecological interests of the locality. The proposal is therefore seen to accord with Paragraph 175 of the NPPF and policy DM5 of the BDPMS.
- 16.5 The access design, the level of vehicle movements and having regard to measures in place to mitigate the impact of dust, will ensure that the safety and engineering capacity of the surrounding highway network will not be adversely affected. The application, which is supported by a Transport Assessment, is therefore seen to accord with policy DM8 of the BDPMS.
- 16.6 Having regard to the impact of the proposed footpath diversion and the recommended provision of appropriate planning conditions that secures the timing of such a diversion, it is considered that the proposal is in conformity with Policy DM1 of the BDPMS.
- 16.7 With reference to the conclusions reached within the Hydrogeological and Hydrological Assessment, it is considered that there will be no adverse impact upon the water environment that could impact upon the amenity of nearby

residents or nature conservation interests as a result of the proposed development. The application is therefore seen to be in accordance with policy DM 3 of the BDPMS.

- 16.8 It is considered that, owing to the mitigation proposed as part of the development, the importance of the heritage assets and their relationship to the application site, any harm to their significance would be less than substantial. It is considered that the harm to their significance would be outweighed by the sustainability and economic benefits of the proposed mineral extraction. The proposal is therefore seen to accord with paragraphs 192, 193 and 196 of the NPPF (2019) and Policy DM7 of the BDPMS.
 - 16.9 Having regard to the mitigation secured through the recommended imposition of appropriate planning conditions, it is considered that the proposals will not adversely impact upon the archaeological interests of the locality and therefore are in accordance with policy DM7 of the BDPMS.
 - 16.10 It is considered that the proposal represents the disturbance to a relatively low grade of agricultural land. Taking into consideration the mitigation measures secured through recommended planning conditions for the protection of soil resources, the proposal is seen to accord with Policy DM1 of the BDPMS.
- 17.0 Recommendation:** That planning permission be granted subject to the following conditions and the prior completion of a S106 agreement in accordance with the draft Heads of Terms as detailed under paragraph 6.127 of this report:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Notification of implementation of the permission

2. The developer shall notify the Mineral Planning Authority in writing within one month of the development beginning and within one month following the completion of site restoration for each phase.

Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with Policies DM1 and DMS of the Bournemouth, Dorset and Poole Minerals Strategy.

Duration of the development permitted

3. The development, subject of this permission, shall be limited to the period ending 31 August 2028.

Reason: To safeguard the natural environment and amenity of the local area and to ensure the timely restoration of the site in accordance with policies DM1, DM2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Duration of the development permitted

4. By the expiration of the period specified in 3 above, extraction shall have ceased and the site have been restored in accordance with the plans and method statement, submitted as part of the application.

Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with Policies DM1 and DMS of the Bournemouth, Dorset and Poole Minerals Strategy.

Adherence to approved plans and details

5. Unless otherwise approved in writing by the Mineral Planning Authority, no development shall be carried out other than in strict accordance with the plans and drawing No's 2598-4-4-2-DR-0001 (dated Jan 2019), 2376-4-4-1 - DR-0002 (dated Jan 2019), 2598-4-4-2-DR-0003 (dated Jan 2019), 2598-4-4-2-DR0004 (dated Feb 2020), 2598-4-4-2-DR0005 (dated Feb 2020), 2598-4-4-2-DR0006 (dated Feb 2020), 2598-4-4-2-DR0007 (dated Feb 2020), and 2598-4-4-2-DR0008 (dated Feb 2020), and details hereby approved or the schemes approved under the requirements of these conditions. Operations on the application site shall be carried out in accordance with the approved plans, working scheme and details and no part of the operations specified therein shall be amended or omitted.

Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with Policies DM1 and DMS of the Bournemouth, Dorset and Poole Minerals Strategy.

Depth of Working

6. No extraction shall take place below 45m AOD, as shown on drawing no. 2598-4-4-2-DR0007 (dated Feb 2020).

Reason: Having regard to the hydrology of the locality and in the interests of the restoration and after-use of the site in accordance with Policies DM1, DM2 and DM3 of the 6 of the Bournemouth, Dorset and Poole Minerals Strategy.

Limitation on Erection of Structures

7. Except within the area edged red on plan no.RJA/0001/loc dated 10th May 2007, notwithstanding the provisions of part 17 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order) no plant or machinery, buildings, and private ways (other than those expressly authorised by this permission) shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site/quarry without prior planning permission from the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Hours of operation

8. Except in cases of emergency to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable), no

operations shall take place outside of the hours 0700 - 1900 Monday to Friday and 0700 -1300 on Saturdays. No operations shall take place on Sundays or Bank and Public Holidays.

Reason: In the interest of the amenities of the area in accordance with policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Noise Monitoring and Mitigation Scheme

9. No development shall commence until a scheme for the monitoring and mitigation of noise levels arising from the site has been submitted to and approved in writing by the Mineral Planning Authority. The submitted scheme shall detail the location of noise monitoring station locations, potential measures to ensure the reduction of noise levels at Westford Park Cottages and Westford Park Farm, methodology, frequency of monitoring and procedures in the event of a complaint. Noise monitoring and mitigation measures shall thereafter be undertaken in accordance with the approved Noise Monitoring Scheme.

Reason: To ensure the adequate control of noise levels from the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Noise

10. Noise levels arising from the site shall not exceed 45 dB(LAeq) 1 hour freefield when measured at the noise monitoring locations as identified in condition 9 of this permission, with the exception of Westford Park Farm and Westford Park Cottages and for essential temporary operations of screening and acoustic bund formation/removal and soil stripping/placement.

Reason: To ensure the adequate control of noise levels from the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Noise

11. Noise levels arising from the site shall not exceed 55 dB(LAeq) 1 hour freefield when measured at noise monitoring locations at Westford Park Farm and Westford Park Cottages with the exception of essential temporary operations of screening and acoustic bund formation/removal and soil stripping/placement.

Reason: To ensure the adequate control of noise levels from the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Noise

12. Noise levels arising from works to facilitate essential site preparation, restoration work and construction of topsoil, screening or acoustic bunds, shall not exceed 70dB(A) LAeq 1h (free field) at any noise sensitive property for a periods of up to eight weeks in any calendar.

Reason: To ensure the adequate control of noise levels from the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Noise

13. All vehicles, plant and machinery operated within the quarry shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason: To ensure the adequate control of noise levels from the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Lighting

14. No artificial lighting shall be installed except in strict accordance with a lighting scheme approved in writing in advance by the Mineral Planning Authority. Any lighting scheme proposed shall include details of the level of illumination, location and design of existing and proposed light sources, proposed improvement plans where necessary, together with provisions for the revision of the scheme at the request of the Mineral Planning Authority.

Reason: To ensure the adequate control of noise artificial light sources on the site having regard to the amenities of nearby residential properties in accordance with policies DM1 and DM 2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Dust

15. No development shall commence until a scheme has been submitted and approved in writing by the Mineral Planning which details the controls and measures to be implemented to mitigate the impact of dust from site operations. The scheme shall also include procedures to be followed in the event of a complaint. The development shall be carried out in strict accordance with the approved scheme.

Reason: To ensure the adequate control of dust emissions from the site having regard to the amenities of nearby residential properties and nature conservation designations in accordance with policies DM1, DM 2 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy.

Landscaping During Extraction Period

16. Within 3 months of the date of this permission a scheme of soft landscaping shall be submitted for the approval in writing of the Mineral Planning Authority. The scheme shall include:

- Planting plans to include a schedule of plants, noting species, planting sizes and proposed numbers / densities where appropriate.
- Written specifications (including cultivation and other operations associated with plant and grass establishment, protection and replacement).
- Implementation timetables.

The submitted scheme shall also include details for the retention, protection and management of existing vegetation for the life of the development. The scheme shall be implemented in accordance with the approved details.

Reason: Having regard to the special landscape qualities of the locality, proximity to the neighbouring properties and in the interest of the amenities of the area and to meet the requirements of Policies DM1, DM2 and DM4 of the Bournemouth, Dorset and Poole Minerals Strategy.

Site Restoration and Landscaping

17. Within 3 months of the date of this permission a scheme of restoration and landscaping shall be submitted for the approval in writing by the Mineral Planning Authority for the extraction area, internal haul road, silt lagoon and mineral processing area. These details shall include:

- Planting plans to include a schedule of plants, noting species, planting sizes and proposed numbers / densities where appropriate.
- Written specifications (including cultivation and other operations associated with plant and grass establishment, protection and replacement).
- As scheme for the reinstatement of blocked culverts.
- Implementation phasing and timetables.

The scheme shall be implemented in accordance with approved details.

Reason: Having regard to the special landscape qualities of the locality, proximity to the neighbouring properties and in the interest of the amenities of the area and to meet the requirements of Policies DM1, DM2 and DM4 of the Bournemouth, Dorset and Poole Minerals Strategy.

Aftercare

18. A 10 year scheme and strategy for aftercare management of each phase shall be submitted for the written approval of the Mineral Planning Authority at least three months before spreading of topsoil commences in each phase.

The aftercare period shall commence following the completion of restoration of each phase as notified under condition 2. The aftercare scheme shall specify the steps to be taken, the period during which they are undertaken and who will be responsible for those steps. The scheme shall provide for an annual meeting and review of aftercare with the Mineral Planning Authority.

The scheme shall be implemented in accordance with approved details.

Reason: Having regard to the special landscape qualities of the locality, proximity to the neighbouring properties and in the interest of the amenities of the area and to meet the requirements of Policies DM1, DM2 and DM4 of the Bournemouth, Dorset and Poole Minerals Strategy.

Traffic Generation

19. Unless otherwise agreed in writing by the Mineral Planning Authority the HGV traffic leaving Chard Junction Quarry shall be limited to an average of 50 laden HGVs per working day and an absolute maxima of: 110 outbound HGVs in any single day and 3 300 HGVs in any 6 week period and subject to an annual maximum of 11 000 laden HGVs in any 12 month period. To this end the developer shall on receipt of reasonable notice make available to the Mineral Planning Authority copies of weighbridge tickets or other appropriate records of quarry traffic.

Reason: Having regard to the highway safety, the capacity of the existing local road network and the amenity of nearby residential properties in

accordance with Policies DM1, DM2 and DM8 of the Bournemouth, Dorset and Poole Minerals Strategy.

Haul Route Crossings & Construction

20. No development shall commence until the haul route crossings 1 and 3 (geometric highway layout, sight lines and gates shown on drawing Number AICJ-ACM-XX-XXDR-CE rev P3) must be constructed, unless otherwise agreed in writing by the Mineral Planning Authority. Thereafter, these must be maintained and kept free from obstruction and available for the purposes specified.

Reason: To ensure that a suitably surfaced and crossing of the highway is provided that prevents loose material being dragged onto the highway in accordance with Policy DM 8 of the Bournemouth, Dorset and Poole Minerals Strategy

Highway Safety

21. No commercial vehicles shall enter or cross the public highway from the site unless their wheels and chassis are clean to prevent mud, dust and debris getting onto the public highway.

Reason: In the interests of highway safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy.

Highway Safety

22. All mineral extracted from the site shall be transported to the mineral processing area via the proposed quarry haul road as shown on drawing 2598-4-4-2-DR0004 (dated Feb 2020).

Reason: In the interests of highway safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy.

Importation of Waste

23. No refuse, waste or other materials originating from outside Chard Junction Quarry shall be deposited on the site.

Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy.

Rights of Way

24. No development associated within the extraction area of Phase Two, including the stripping of soils, shall commence until the temporary diversion of footpath 60, as shown on drawing no. 2598-4-4-2-DR0005 (dated Feb 2020), has been secured by legal order and subsequently implemented.

Reason: To ensure the adequate diversion of a Public Right of Way in accordance with Policy DM1 of the Bournemouth, Dorset and Poole Minerals Strategy.

Signage Scheme

25. Prior to the commencement of any works or operations, details and locations of warning signage and other measures to ensure the safety of footpath users shall be submitted to and approved in writing by the Mineral

Planning Authority. The approved signage scheme shall thereafter be implemented and maintained in accordance with the approved details.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy.

Phasing Scheme

26. Prior to the commencement of any works or operations within an individual phase, a detailed working methodology shall be submitted to and approved in writing by the Mineral Planning Authority. The submitted working methodology shall include the order, phasing, manner and timing of topsoil stripping, excavation and reinstatement within the working phase as well as a mechanism for the annual review of such works with the Mineral Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: Having regard to the special landscape qualities of the locality, proximity to the neighbouring properties and in the interest of the amenities of the area and to meet the requirements of Policies DM1, DM2, DM3, DM4 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy.

Archaeology

27. No works shall take place on the site until the applicant has undertaken a programme of archaeological work in relation to remains at the surface of the aggregate in accordance with a written scheme of investigation which has first been submitted by the applicant to, and approved by the Mineral Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results. The archaeological work shall be implemented in accordance with approved details.

Reason: To ensure the proper recording and preservation of features of archaeological merit and interest in accordance with Policy DM 7 of the Bournemouth, Dorset and Poole Minerals Strategy.

Archaeology

28. No works shall take place until the applicant has undertaken a programme of archaeological work in relation to remains of Palaeolithic date that are buried within the aggregate in accordance with a written scheme of investigation which has first been submitted by the applicant to, and approved by the Mineral Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results. The archaeological work shall be implemented in accordance with approved details.

Reason: To ensure the proper recording and preservation of features of archaeological merit and interest in accordance with Policy DM 7 of the Bournemouth, Dorset and Poole Minerals Strategy.

Water Monitoring

29. No works shall commence until a scheme of water monitoring has been submitted to and approved in writing by the Mineral Planning Authority. The proposed scheme shall include procedures for the monitoring of the Westford Park Farm borehole and shall include the duration of monitoring, timing, the setting of water quality level, the reporting of results and procedures in the

event of interruption to the quality or availability of supply. The water monitoring scheme shall thereafter be carried out in accordance with the approved scheme

Reason: To ensure the adequate monitoring and protection of water resources in accordance with Policy DM1, DM2 and DM3 of the Bournemouth, Dorset and Poole Minerals Strategy.

Flood Risk

30. No extraction on any phase shall take place until a detailed surface water management scheme for that phase, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall:

- Accord with the following Flood Risk Assessment (Extension to Chard Junction Quarry at Westford Park Farm – Wood Ltd – Issue No: 2 (22/11/2018) – Ref No: 40337RR011i2);
- Be based upon the hydrological, hydrogeological and ecological context of the development;
- Confirm responsibilities and maintenance schedules for proposed drainage features;
- Provide detailed designs to demonstrate how surface water is to be managed during extraction and;
- Be fully implemented in accordance with the submitted details for the duration of that phase.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure the correct functioning of any drainage system in accordance with Policy DM1, DM2 and DM3 of the Bournemouth, Dorset and Poole Minerals Strategy.

Flood Risk

31. No extraction on any subsequent phase shall take place until a detailed restoration strategy for the previous phase has been submitted to and approved in writing by the local planning authority. The strategy shall:

- Accord with the following Flood Risk Assessment (Extension to Chard Junction Quarry at Westford Park Farm – Wood Ltd – Issue No: 2 (22/11/2018) – Ref No: 40337RR011i2);
- Provide method statements to ensure no over compaction during the restoration phase;
- Be based upon the hydrological, hydrogeological and ecological context of the development and;
- Outline how watercourses, within that phase, will be reinstated post restoration and they alignment these might take.
- shall accord with the Site Restoration and Landscaping scheme as set out in condition 16 above and the aftercare scheme set out in condition 17.

The restoration strategy for the previous phase will be implemented in accordance with the approved details before completion of extraction in the subsequent phase.

Reason: To ensure that the site post extraction and restoration retains the same permeability and land drainage characteristics (unless otherwise approved) as those prior to development, to avoid any increase in runoff and

ensure that catchment and flood plain connectivity are maintained post development for ecological and flood risk reasons in accordance with Policy DM1, DM2, DM3 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy.

Silt Press

32. Prior to the extraction of any mineral from within phase 2, precise details of the location, design, dimensions and external appearance of the proposed silt press shall be submitted to and approved in writing by the Mineral Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: Having regard to the special landscape qualities of the locality, proximity to the neighbouring properties and in the interest of the amenities of the area and to meet the requirements of Policies DM1, DM2, DM3, DM4 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy.

INFORMATIVE NOTES:

The crossings serving this proposal must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk.