

Update sheet for Strategic & Technical Planning Committee 6th May 2026

Application no. P/FUL/2022/01447

Continued extraction of ball clay and proposed extraction of sand and ball clay from Povington Pit, Creech, Wareham to cease by 30th September 2036 with final restoration of the whole site to take place before 30th September 2037.

It was originally intended (at the time the report was written) to incorporate both onsite and offsite interventions, enhancements and restoration details for this proposal within one single document, the Landscape and Environmental Plan (LEMP).

The LEMP is proposed to be secured via a S106 and would be submitted to and approved by the Mineral Planning Authority within six months of the planning permission being issued.

However, it has now been decided that the LEMP (as a required by the S106) would be used to secure *only* the **offsite** interventions and that planning conditions would be proposed to secure the **onsite** elements. This results in two minor amendments to the report as follows:

- 1) The LEMP will still need to be submitted within six months of any permission, as a requirement of the S106 agreement but will only focus on **offsite** enhancements and aftercare.
- 2) All **onsite** enhancements, interventions and restoration will be secured via planning conditions.

As such the suggested planning conditions have been amended to reflect this. In particular:

- Condition 3 - now contains stand-alone references to drawings which set out the onsite restoration requirements
- Condition 23 - a new condition referencing the drawings which capture the detail of the (onsite) restoration
- Condition 24 - a new condition requiring the submission of a new document setting out how the site will be managed over the long-term (this is existing, agreed material that will be taken from the old LEMP).

None of these changes deliver a new or different outcome. They are simply a different way of requiring the necessary information ensuring the offsite interventions are delivered via a S106 and the onsite interventions are delivered via Condition.

Tony Cosgrove - 05/05/2026

Proposed conditions

1. Time Limit

Extraction of minerals shall cease by 30 September 2036 and restoration of the whole site shall be completed by 31 December 2037 in accordance with the restoration plans approved in Condition 3 of this permission.

Reason

To ensure the development and associated impacts are temporary and that the site is restored in a timely manner and in accordance with Policy DM1 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

2. Notification of Commencement of Phases

Within seven days of the commencement of each further phase of the development (Phases 2, 3 & 4), written notice shall be given to the Mineral Planning Authority of the date of the commencement of each phase of the development.

Reason

To assist with the monitoring of other planning conditions which explicitly refer to the commencement of individual phases of the development and in accordance with Policies DM1 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

3. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning Statement (February 2022)

Drawing PP 2/1 (May 2022) – Site Location

Drawing PP 2/2 (May 2022) – Application Site Plan

Drawing PP 2/3 (May 2022) – Existing Topographic Survey

Drawing P3/3 Rev A - Quarry Phasing

Drawing P 3/4 Rev A – Quarry Backfilling

Drawings POV-OLEMP 1-10 (Restoration Plans).

Drawing WBC-1-131 Transportation Route

Environmental Statement (December 2021)

Regulation 25 Response Report (22 May 2024)

Figures 5/1 and 5/2 (Appendix R5/1)

outline Landscape and Environmental Management Plan (oLEMP)

Construction Environment Management Plan (CEMP)

OnMS – 1 Final - On-site Maintenance Schedule

OfMS – 1 Final – Off-site Maintenance Schedule

AMS – 1 Final - Aftercare Maintenance Schedule

4. Hours of Working

Except in emergencies to maintain safe quarry working (which shall be notified to the MPA as soon as practicable):

(a) No operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between 0600 hours and 1800 hours Monday to Saturdays.

(b) No servicing, maintenance and testing of plant shall be carried out at the site after 1900 hours or before 0600 hours on any day or at any time on Sundays, public or bank holidays.

(c) No operations other than environmental monitoring and water pumping at the site shall take place on Sundays, public or bank holidays.

Reason

To enable the Mineral Planning Authority to adequately control the development and limit the negative impact of operations on the local community and their amenity.

5. HGV Movements

No HGVs will enter or leave the site except between the hours of 0700 and 1800 hours Monday to Friday and 0700 to 1300 on a Saturday or at any time on Sundays, public or bank holidays.

If, due to the operational needs of the MoD on the adjacent firing ranges, operations on site have been significantly disrupted, or if the operator reasonably expects them to be significantly disrupted, HGVs may also enter and leave the site between 0600 and 0700 Monday to Saturday provided that the Operator has obtained written approval from the MPA in advance for the use of this additional hour and the duration of its use in advance where practicable and where not practicable within 5 working days of the first use on each occasion of this additional hour.

All HGVs entering and leaving the site shall only utilise the routes shown on drawing WBC-1-131 dated 12/03/2026.

Reason

To limit disturbance from the development hereby permitted having regard to Policies DM1 and DM2 of the Minerals Strategy 2014.

6. HGV numbers

In total no more than 66 HGVs (33 in, 33 out) shall enter or leave the site on any working day.

Reason

To ensure the development is as described in the Environmental Statement and with regard to Policies DM1 and DM2 of the 2014 Minerals Strategy.

7. Vehicle Cleaning

No HGVs shall enter the public highway unless their wheels and chassis are sufficiently clean so as to prevent material being deposited on the public highway.

Reason

In the interests of highway safety and the amenity of the area and in accordance with Policies DM1, DM2 and DM8 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

8. Environmental Protection

All construction works shall be undertaken in accordance with the approved Construction Environmental Management Plan (CEMP).

Reason

In the interests of visual amenity and biodiversity and in accordance with Policies DM1, DM4 and DM5 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

9. Noise

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

Reason

In the interests of the amenity of nearby residents and visitors and in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

10. Water Monitoring

Within six months of the granting of this permission details of arrangements for the monitoring of ground water levels, discharge flows from the site, and lake levels (the lakes within the restored site after any pumping operations have ceased), shall be submitted for approval in writing by the MPA. These details shall include the locations of monitoring points, frequency of monitoring, recording and annual reporting to the MPA, for the duration of the working and aftercare of the site, until it can be demonstrated that the levels have reached a natural equilibrium. Once approved, the monitoring programme shall be undertaken in accordance with the approved scheme until the MPA is satisfied that final levels have been reached and have been approved in writing, then the cessation of such monitoring can take place.

Reason

To enable the MPA to assess the risk of effects arising from changes in groundwater levels, surface water flows and to confirm the predicted water situation after the pumps have been switched off. To ensure that the development protects and enhances the natural environment in line with paragraph 180 of the National Planning Policy Framework.

11. Watercourse Restoration

Within six months of the granting of this permission a Watercourse Restoration Plan should be submitted to and approved by the MPA. The plan shall show the arrangement of surface water features, including flow control structures and details of how they will be operated post restoration to maintain flows to the sensitive habitats in the adjacent Povington and Grange Heath. Prior to the cessation of pumping at the site the flow control structure(s) shall be installed in accordance with the design details that shall have first been approved in writing by the MPA. The design of the flow control structure(s) should be informed by the monitoring undertaken under the requirements of the Water Monitoring Plan condition. The details that are approved in writing by the MPA shall be implemented in full and shall be maintained in accordance with the approved scheme.

Reason

To ensure that the development protects and enhances the natural environment in line with paragraph 180 of the National Planning Policy Framework.

12. Management of water

Prior to the cessation of pumping at the site design details for flow structures shall be submitted the MPA for approval. The flow control structure(s) shall then be installed in accordance with those designs. These details shall be implemented in full and maintained in accordance with the approved scheme.

Reason

To ensure that the development protects and enhances the natural environment in line with paragraph 174 of the National Planning Policy Framework.

13. Weeds

All disturbed areas of the site and topsoil, overburden mounds, and restored grassland and heathland for the duration of the aftercare period, shall be kept free from pernicious weeds.

Reason

To secure ecological mitigation and long-term biodiversity benefits and in accordance with Policies DM1 and DM5 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

14. Soil Stripping and Storage

Topsoil, subsoil and soil making material shall only be stripped when they are in a dry and friable condition.

Reason

To ensure the appropriate handling and preservation of soil resources for use in restoration and in accordance with Policies RS1, DM1 and DM4 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

15. Cessation

If, prior to the achievement of the completion of the approved development defined in this permission, which in the opinion of the MPA constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 (as amended), a revised Landscape and Environmental Management Plan, to include details of restoration and aftercare, shall be submitted in writing for approval to the Mineral Planning Authority, within 12 months of the cessation of winning and working of clay and sand. The approved revised scheme shall be fully implemented within two years of the written approval.

Reason

To secure long-term nature conservation and amenity benefits and in accordance with Policies RS1 and DM1 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

16. Archaeology

Prior to commencement of any groundworks (but permitting vegetation removal) in Phase 4 and before the extraction of any sand or ball clay in Phase 4, a plan for a programme of archaeological recording shall be submitted to and approved in writing by the Mineral Planning Authority. The plan shall include, but not be limited to, a plan for the excavation of trial trenches in the application area and a timetable for carrying out the works. The plan shall be carried out as approved.

Reason

To ensure the proper locating, recording and preservation of features of archaeological merit and interest in accordance with Policies DM1 and DM7 of the Bournemouth, Christchurch, Poole and Dorset Minerals Strategy.

17. Trees

Prior to the commencement of Phase 2 and all other phases hereby approved (including all preparatory work), a scheme for the protection of trees, in accordance with BS 5837:2012 (or updated standards at that time), including phase specific tree protection plan(s) (TPP) and a phase-detailed Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Mineral Planning Authority. The development shall be carried out in accordance with the approved scheme for each phase.

Reason

To secure ecological mitigation and long-term biodiversity benefits and in accordance with Policies DM1, DM4 and DM5 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

18. Transport

Within six months of the granting of this permission a Transport Management Plan shall be submitted to and approved in writing by the Minerals Planning Authority. In relation to the routes shown on Drawing WBC-1-131 (Transportation Route) the plan shall include details of management of abnormal loads, route designations for any low bridges and/or weight restrictions, a highway inspection plan for highways serving the site and a programme to control dirt and dust levels on the highway.

Reason

To ensure that the development protects and enhances the natural environment in line with paragraph 174 of the National Planning Policy Framework and DM8 of the 2014 Minerals Strategy.

19. Annual Monitoring Statement

No later than 12 months from the date of the approval of the development hereby approved and at least every 12 months thereafter, the Operator shall submit an 'Annual Monitoring Statement' to the Mineral Planning Authority for approval. Based on the LEMP and other documents set out in Condition 3, it shall set out the progress of the previous year's restoration, enhancement and aftercare, and the priorities for the following 12 months.

Reason

To ensure the necessary ecological, landscape and environmental works are completed and can be easily monitored as per policy RS1 of the Minerals Strategy 2014.

20. Restoration

The phasing of on-site enhancements and restoration shall be carried out strictly in accordance with OnMS – 1 Final, the On-site Maintenance Schedule.

Reason

To ensure the site is restored to an appropriate standard and in a manner that delivers the approved afteruse, as per the requirements of RS1 and DM1 of the Minerals Strategy 2014.

21. Aftercare timings

The agreed aftercare on site shall be carried out strictly in accordance with the timings in AMS-1 Final, the Aftercare Maintenance Schedule.

Reason

To ensure the site is restored to an appropriate standard and in a manner that delivers the approved afteruse, as per the requirements of RS1 and DM1 of the Minerals Strategy 2014.

22. Restoration

Within six months of the date of this permission, a detailed restoration scheme shall be submitted to the Mineral Planning Authority for approval in writing to progressively restore, enhance and manage the site for nature conservation in accordance with

Drawings POV-OLEMP 1-10 (Restoration Plans). This shall include as a minimum, two permanent water bodies with a marginal area of at least 12m no deeper than 1.5m, any necessary enhancement works to ensure the balancing ponds allow periodic inundation, a section of steep bare ground as sand martin nesting habitat, areas of acid, neutral and marshy grassland areas, tree, shrub, hedgerow and woodland areas, the translocation of woodland soils, dead wood veteran tree management. The final restoration of the site shall be carried out in accordance with the approved scheme by 30th September 2037.

Reason

To control the development and restoration in the interests of landscape, ecology and amenity as per the requirements of Policy RS1 of the Minerals Strategy 2014.

23. Aftercare

The onsite habitats (see Conditions 3, 20 and 22) shall be managed in the long-term to ensure their success. Within six months of this permission, an Aftercare Management Plan shall be submitted to the Mineral Planning Authority for approval in writing. It shall set out how the various aquatic, heathland, gorse, grassland, livestock, woodland, hedgerow, onsite habitats will be monitored and managed over a 35-year period. The aftercare of the site shall be carried out in accordance with the approved scheme.

Reason

To control the restoration and ongoing management of the site in the interests of landscape, ecology and amenity as per the requirements of Policy RS1 of the Minerals Strategy 2014