

**BOURNEMOUTH, DORSET AND POOLE DRAFT MINERAL SITES PLAN  
& DRAFT WASTE PLAN:**

**New Forest response to consultation documents**

**1 INTRODUCTION**

- 1.1 Two emerging planning documents have been published for public consultation by Dorset County Council, Bournemouth Borough Council, and Poole Borough Council for a 10 week period ending on 23 September 2015. The Bournemouth, Dorset and Poole **Draft Mineral Sites Plan** and the Bournemouth, Dorset and Poole **Draft Waste Plan**. NFDC previously responded to an issues paper and consultation document in January 2014 (see Appendix 1). Since the last consultation in February 2014, the nominated sites have undergone further assessment, including taking into consideration the comments made. The Draft Minerals Sites Plan indicates the sites which the (Dorset) Mineral Planning Authority (MPA) proposes for future development.
- 1.2 The Draft Mineral Sites Plan allocates 9 sites for sand and gravel extraction. The Waste Plan sets out the anticipated needs for waste management facilities in Dorset up to 2031.
- 1.3 The matters of particular interest for this Council are:
- Draft Waste Plan – This states that Dorset exports a proportion of its residual waste to Dimmer landfill site in Somerset and “**Blue Haze**” landfill site in Hampshire under contracts which are due to end in 2016 (residual refers to waste that cannot be or is not separated for recycling, composting or treatment). The draft plan confirms that Dorset will continue to send a consistent, albeit small, quantity of waste to Blue Haze with the assumption that the site will close towards the end of the plan period when movements will cease.
  - Draft Mineral Sites Plan – Along with other proposed sites throughout Dorset this document proposes to allocate one site (Policy MS-1, “**Roeshot**”, Christchurch) immediately adjacent to the New Forest District / Hampshire boundary. Roeshot is proposed as an extension to existing mineral workings within Hampshire (see map in Appendix 2). This site would be worked for sand and gravel extraction and would be accessed from the A35 using the existing access points within this District. The previous consultation document proposed an additional site on the Hampshire-Dorset boundary named “Purple Haze” for sand extraction – but this has not been included in the draft plan.

**2 CONSULTATION RESPONSE**

- 2.1 It is the proposed minerals development at Roeshot (A513) that raises concerns. The proposed minerals sites north of the railway at Roeshot (in both Hampshire and Dorset) adjoin the planned Christchurch urban extension (a development of 800-900 dwellings) between the railway and the Christchurch bypass.

Transport comments for Roeshot (Site AS13):

- 2.2 This Council has already raised concerns about the traffic impacts in this district arising from the proposals at Roeshot. These concerns have still not been adequately addressed in the Minerals Sites Plan and it is of concern that the allocation has been ‘confirmed’ in the plan without undertaking the appropriate transport assessment work.

- 2.3 The site will be accessed via the A35 through the Hampshire side and as such will have some impact in New Forest District.

Comments on mitigation for European nature conservation sites:

- 2.4 Land in the vicinity of Roeshot Hill north of the railways – i.e. in the same locality as the proposed minerals site – has been identified in the Christchurch and East Dorset Local Plan as providing the Site of Alternative Natural Greenspace (SANG) required to mitigate the impact on European sites of the development.
- 2.5 The Christchurch and East Dorset Local Plan states (paragraph 6.49) that Christchurch Borough Council will work with Dorset and Hampshire County Councils and the land owner to ensure that minerals working does not prejudice the delivery of a high quality development at Roeshot Hill and functional SANGs provision north of the railway line. More specifically, paragraph 6.53 states that the SANGS serving the urban extension will need to be in place prior to the Christchurch urban extension.
- 2.6 Previous representations from this Council (January 2014), raised concerns relating to the compatibility of the SANG proposals with the minerals extraction and ensuring that SANG mitigation is put in place before the Roeshot Hill development comes forward. These concerns remain outstanding. Christchurch and Dorset Councils must be satisfied that the SANG proposals are not prejudiced by the minerals extraction proposals.
- 2.7 The draft plan sets out that Proposed restoration for the Roeshot site will be to “*Agriculture/nature conservation/SANG land*”. However given the strong commitment in the Local Plan above, this approach is not sufficiently robust and does not give adequate phasing to the provision of SANG land on this site.
- 2.8 There are potentially significant impacts on nationally and internationally protected species and habitats. Further assessment will be required. Localised landscape impacts would need to be addressed.
- 2.9 NFDC previously noted that water quality and avoiding impacts on water quality and underlying aquifer at Roeshot also need further assessment - the draft plan notes that impacts on hydrogeology are to be assessed and appropriate mitigation identified.

### **3 FINANCIAL IMPLICATIONS AND CRIME & DISORDER IMPLICATIONS**

- 3.1 None.

### **4 ENVIRONMENTAL IMPLICATIONS**

- 4.1 The proposed development is close to the district boundary and there may result in traffic impacts within the district.

### **5 EQUALITY AND DIVERSITY IMPLICATIONS**

- 5.1 None.

## 6 RECOMMENDATION

- 6.1 It is RECOMMENDED that Dorset County Council, Bournemouth Borough Council, and Poole Borough Council be informed that New Forest District Council:
- a.) Supports the assumption made with regard to the anticipated closure of the Blue Haze landfill site towards the end of the plan period;
  - b.) Is concerned that the proposal at Roeshot has not been subject to adequate Transport Assessment work in relation to transport impacts in Hampshire and is therefore deficient in addressing the impacts of the proposals on Hampshire;
  - c.) Draws attention to the potential conflict between the proposed use of this site for SANGs to mitigate the impact of the Christchurch urban extension and the proposals for further sand & gravel extraction in this area.

## 7 PORTFOLIO HOLDER DECISION

**I have agreed to the recommendations of this report.**

**Signed:** E J HERON

**Date:** 4 August 2015

For further information contact:

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Attached information:

Previous NFDC response - February 2014  
(Appendix 1)  
Roeshot Site Plans (Site AS13)  
(Appendix 2)

## **Appendix 1 - Previous NFDC response - February 2014**

### **Planning and Transportation**

**Head of Service:** Chris Elliott

Dorset County Council  
Environmental Services  
Minerals & Waste Planning  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

My Ref: AH/M&W Dorset  
Your Ref:

Date: 12 February 2014

Dear Sir/Madam

#### **BOURNEMOUTH, DORSET AND POOLE MINERAL & WASTE PLANS (MINERALS SITES PLAN CONSULTATION DOCUMENT AND WASTE PLAN ISSUES CONSULTATION) – NEW FOREST DISTRICT COUNCIL RESPONSE**

The main issues with regard to the impact of these proposals on New Forest District relate to the additional traffic that will be generated. There is also an issue regarding the need to ensure that the minerals extraction proposals at Roeshot (including the Hampshire site) are compatible with the proposed Site of Alternative Natural Greenspace (SANGS) that is needed to mitigate the development of 800-900 dwellings proposed adjoining the site south of the railway.

**Transport comments for Roeshot (Site AS13)** – It appears this site is to be accessed via the A35 (in Hampshire) and as such will have some impact in New Forest District. Development proposals in Christchurch and East Dorset must not result in unacceptable conditions on the transport network in New Forest District and so background assessment work should be undertaken to determine what adverse impacts there will be on roads in New Forest District and require appropriate measures to mitigate impacts as part of any development permitted. This assessment will need address also the impacts of the traffic generated by the adjacent minerals site in Hampshire and of the proposed site for 800-900 dwellings adjacent to the proposed minerals sites south of the railway. The Christchurch and East Dorset Local Plan states (paragraph 6.49) that the Council will continue to work closely with Dorset and Hampshire County Councils and the land owner regarding potential minerals extraction and to ensure appropriate contributions are made by the minerals developer for improvements required on the road network in Dorset. This should also refer to any improvements required in Hampshire.

**Transport comments for Purple Haze South (Site AS24)** – The initial assessment states that there should be a Transport Assessment undertaken to consider “*the movements of HGVs leaving and arriving at the site and any interaction with mineral sites over the border in Hampshire*” – again there should be commitments to require measures to address any adverse impacts in Hampshire. The assessment also states traffic movement information is to be confirmed, so this needs to be addressed. If the site is to be accessed via the B3081 it could be assumed that a significant proportion of the generated traffic will travel along the A31 near Ringwood which is often heavily congested. Any proposal for a site at this location would need to assess the impacts of additional traffic and consider mitigation measures to alleviate added congestion before the site is allocated.

In addition the B3081 has a history of accidents with a cluster of incidents at the Baker’s Hanging junction so consideration of the impacts of this proposal given recent accidents should also be

assessed. As with the Roeshot site, proposals in Christchurch and East Dorset must not result in unacceptable conditions on the transport network in New Forest District. Background assessment work should be undertaken to prove that proposals will address any transport issues on the New Forest District area.

**Comments on mitigation for European nature conservation sites** - The proposed minerals sites north of the railway at Roeshot (in both Hampshire and Dorset) adjoin the planned Christchurch urban extension (a development of 800-900 dwellings) between the railway and the Christchurch bypass. Land in the vicinity of Roeshot Hill north of the railway – i.e. in the same locality as the proposed minerals sites - has been identified in the Christchurch and East Dorset Local Plan as providing the Sites of Alternative Natural Greenspace (SANGS) required to mitigate the impact on European sites of the. At the recent New Forest District Local Plan Examination, agents acting for the promoters of the Christchurch extension made it clear that they see the associated SANGS as extending into New Forest District. This Council has not expressed any objection in principle to this.

The Christchurch and East Dorset Local Plan states (paragraph 6.49) that Christchurch Borough Council will work with Dorset and Hampshire County Councils and the land owner to ensure that minerals working does not prejudice the delivery of a high quality development at Roeshot Hill and functional SANGS provision north of the railway line. More specifically, paragraph 6.53 states that the SANGS serving the urban extension will need to be in place prior to the Christchurch urban extension.

There are concerns relating to the compatibility of the SANGS proposals with the minerals extraction and ensuring that SANGS mitigation is put in place before the Roeshot Hill development comes forward. Christchurch and Dorset Councils must be satisfied that the SANGS proposals are not prejudiced by the minerals extraction proposals. Statements of Common Ground have been signed between the New Forest authorities and Meyrick Estate Management Ltd (September 20013) in relation to SANGS principles; however, the phasing and integration of SANGS land and mineral extraction / restoration has not been agreed.

**New Forest District Council:**

- a.) Supports the assumption made with regard to the anticipated closure of the Blue Haze landfill site towards the end of the plan period;
- b.) Emphasizes that the proposals at Purple Haze and Roeshot must be subject to adequate Transport Assessment work in relation to transport impacts in Hampshire and that the need to collect developer contributions for transport mitigation in Hampshire must be specifically referred to in the plan;
- c.) Is concerned about the potential conflict between provision of SANGS for the Christchurch urban extension and the proposals for further sand & gravel extraction in this area and urges that this issue be satisfactorily addressed in the Minerals Sites Plan.

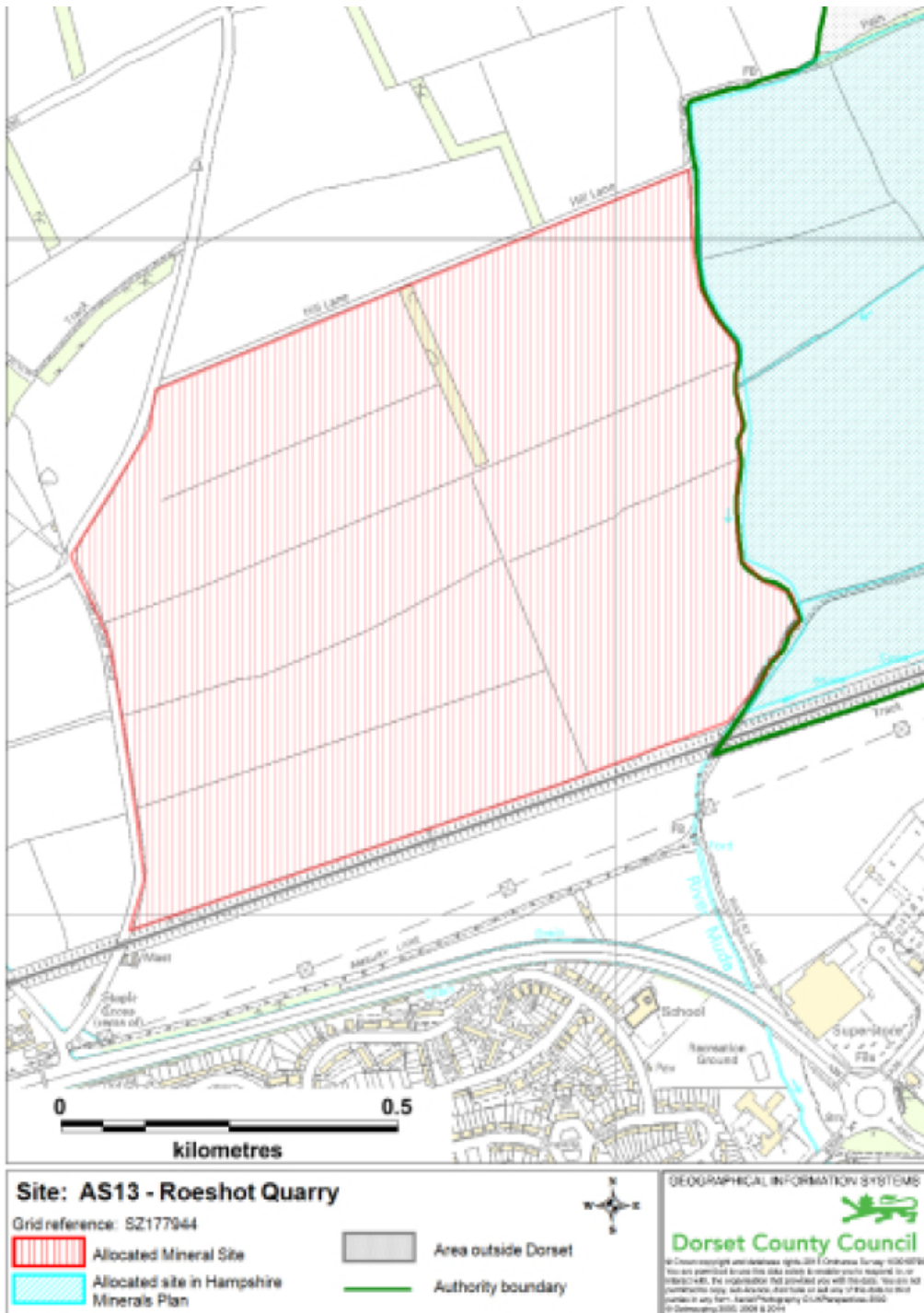
Yours faithfully

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**Appendix 2 (Site Plans)**

**Roeshot site AS13**

**i) Site Plan**



ii) AS13 Location Plan

