

**BOURNEMOUTH, DORSET AND POOLE
MINERAL SITES PLAN (PRE-SUBMISSION DRAFT)**

New Forest District Council's response to consultation documents

1 INTRODUCTION

1.1 A final draft of the **Mineral Sites Plan (Pre-Submission)** has been published for public consultation by Dorset County Council, Bournemouth Borough, and Poole Borough Council for a 8 week period ending on 31 January 2018. New Forest District Council previously responded to an issues paper and consultation document in January 2014 and in August 2015. Since the last consultation in 2015, the nominated sites have undergone more detailed assessments, 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 There remains one matter of particular interest for this Council:

Along with other proposed sites throughout Dorset this document proposes to allocate one site (Policy AS-13, "**Roeshot Quarry Extension**", 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.

2 CONSULTATION RESPONSE

2.1 The proposed minerals development at Roeshot (A513) continues to raise 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 AS-13):

2.2 This Council previously raised concerns about the traffic impacts in this district arising from the proposals at Roeshot. This Council was concerned that the proposal at Roeshot had not been subject to adequate Transport Assessment work in relation to transport impacts in Hampshire and was therefore deficient in addressing impacts of the proposals on Hampshire.

2.3 The 2017 Pre-Submission document Appendix A: Site Allocations, states that a Transport Assessment will be required and that site access arrangements will already have been established through the development of the eastern part of the site that sits within Hampshire. So long as the Hampshire side of the site is given consent in relation to transport arrangements by the relevant Hampshire authority (Hampshire County Council), and the two sites are not worked simultaneously (i.e. no intensification of traffic generation), then this Council's concern over that element would be addressed.

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 do 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 (August 2015), 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.
- 2.7 The Minerals Site Plan (Pre-Submission) Appendix A: Site Allocations does state that '*part of the site*' is to be used as a SANG for '*the housing to be built south of the railway*'. Additionally, the restoration vision for the site sets out that it would be restored '*mainly for agricultural use but with significant space restored for informal public open space linked to footpaths/cycle networks and to existing and future built development*'.
- 2.8 However the main Pre-Submission document remains silent on how the conflict between the compatibility of the SANGS proposals with the mineral extraction and ensuring that SANGS mitigation is put in place before the Roeshot Hill development comes forward.
- 2.9 It remains for Christchurch and Dorset Councils to be satisfied that the SANGS proposals are not prejudiced by the mineral extraction proposals.

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 may result in traffic impacts within the New Forest District area.

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.) Expects that the two sites are not worked simultaneously (i.e. there is no intensification of traffic generation) and that the Hampshire side of the site is given consent in relation to transport arrangements by the relevant Hampshire authority (HCC);
- b.) Draws attention to the continuing 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: CLLR E J HERON.....

Date: 13 DECEMBER 2017.....

Date on which notice given of this Decision - 13 December 2017
Last date for call-in - 20 December 2017

<p>For further information contact:</p> <p>Andrew Herring Planning Policy Officer Policy and Plans Team Tel: 023 8028 5588 E mail: andrew.herring@nfdc.gov.uk</p>	<p>Attached information:</p> <p>Previous NFDC response letter - August 2015 (Appendix 1)</p> <p>Roeshot Site Plans (Site AS13) (Appendix 2)</p>
---	---

Appendix 1 - Previous NFDC response - August 2015

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: 25 August 2015

Dear Sir/Madam

BOURNEMOUTH, DORSET AND POOLE MINERAL & WASTE PLANS (THE MINERALS SITES PLAN AND THE DRAFT WASTE PLAN) – NEW FOREST DISTRICT COUNCIL RESPONSE

Thank you for consulting this Council on the Bournemouth, Dorset and Poole Mineral & Waste Plans.

The main issue with regard to the impact of these proposals on New Forest District relates to the proposed minerals site north of the railway at Roeshot.

There is also an issue regarding the need to ensure that the minerals extraction proposals at Roeshot 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.

Please see the attached Portfolio Holder Decision Report for full comments relating to the above.

Yours faithfully

Andrew Herring
Planning Policy Officer
Planning & Transportation
Tel No: 023 8028 5588
email: andrew.herring@nfdc.gov.uk

ii) AS-13 Location Plan

