



RAYMOND BROWN
QUARRY PRODUCTS



Hurst Farm and Station Road Quarry Proposal Public Planning Exhibitions

Welcome to our Hurst Farm and Station Road Quarry Proposal Public Planning Exhibitions. These exhibitions will provide residents with an opportunity to offer feedback and suggestions so that you may contribute to the proposals as they are developed.

Senior members of the Raymond Brown Quarry Products planning and development team are available and we are keen to hear your views and answer any questions you may have. Additional staff in attendance include our Environmental and Permitting Manager, our Area Operations Manager, our Communications Manager and the Site Management team from our Binnegar Quarry in Wareham. In addition, we have a selection of specialist consultants available to answer any specific questions of a more detailed or technical nature.

All of the information presented at the Public Exhibitions, together with feedback forms will be available on our website after the events.

If you would like to speak to someone in particular, please do let us know, all comments will be gratefully received and will assist in shaping the final planning application submission. You can also provide feedback via our feedback forms.

Why is this site being proposed for mineral development?

The two parcels of land, known as the Hurst Farm and Station Road sites were first nominated as potential future mineral extraction options to Dorset (County) Council in 2014. Following rigorous assessment and public consultation, they were examined by a government appointed Planning Inspector and included in the Mineral Sites Plan (2019).

The Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan (2019) identifies sites for mineral development to meet the county's needs. Along with the Minerals Strategy (2014), it provides the policy framework for determining planning applications for minerals development. Dorset Council is obliged to maintain a landbank of at least seven years for future sand and gravel supplies. The two sites at Station Road and Hurst Farm play a significant role in maintaining Dorset's landbank, representing 36% of the total allocated sand and gravel resources over the plan period 2019 – 2034.

Who are Raymond Brown Quarry Products Ltd?

Following a rigorous tender process, Raymond Brown were chosen by the landowner to progress planning applications to work and restore the two sites. We continue to work closely with Moreton Estate throughout the planning process.

Raymond Brown have been working in Dorset since 2002, operating Binnegar Quarry, near Wareham. The business also operates two other quarries in Hampshire and Wiltshire and our teams are dedicated to sustainability and the continual management and protection of the natural environment and improvement of biodiversity.



What is the planning application?

A planning application is now being prepared by Raymond Brown and our plans are currently in evolution and are subject to change. The overall proposal is for the progressive extraction of sand and gravel, with restoration to a combination of agricultural land, open water and wetland habitat. A mineral processing plant and stockyard will be located at Hurst Farm to serve the mineral at both sites. The plant site area will also contain a ready-mix concrete plant and aggregate bagging plant. A proposed overland conveyor will be installed with a designated crossing point over the B3390 to safely transfer the mineral from Station Road for processing at Hurst Farm. Washed residue silt from the aggregate processing plant will be directly pumped into a silt lagoon complex and used for progressive restoration of the area. The proposal aims to deliver a range of environmental benefits over the lifetime of the quarry. Biodiversity Net Gain will be achieved to deliver measurable improvements to local biodiversity by creating and enhancing habitats. Sustainability will be a key focus of the proposal with the aim to operate as a net zero carbon quarry.

We are conducting a multitude of survey work which is required as part of the Environmental Impact Assessment (EIA) process, a vital document which will support our planning application. Information and data collected through our studies helps inform the design and detail of the proposed scheme and our plans will evolve during this process.

Does Raymond Brown engage with the wider community?

Our site teams go above and beyond to ensure that we are a good neighbour. We are committed to proactive community liaison, and ongoing stakeholder engagement across all of our sites. Raymond Brown has a dedicated award-winning Community Matters Initiative which sees us providing a range of different learning opportunities within the aggregates industry. We open our doors to local neighbours to give them the opportunity to view our wide range of operations and facilities, whilst providing learning opportunities such as our School Lorry Design Competition. Local schools who have taken part in this include Wool, Bere Regis, Wareham St Mary and Stoborough. This initiative was recognised as being a market leading programme of effective community liaison and it was recently awarded the Institute of Quarrying's Best Community Engagement Project Award. This award is designed to recognise projects where sites are actively engaging their local communities and achieving positive results.

In judging this award, the Institute of Quarrying were looking to understand the relationship Raymond Brown has with the local community, who our local community is, what their key concerns are and how the initiative addresses these issues.

The judges commented "This was an excellent project that could be used as a template for how the industry can reach into its communities, providing education about what we do and why it is important. It showcases a great example of engaging schoolchildren through its lorry design competition, but the initiative reaches out into the wider community with great effectiveness."

Examples of Initiatives:

- Classroom lessons or lectures.
- Design a tipper lorry.
- Site visits and school trips.
- Competitions.
- Community open days.
- Projects in partnership with clients.
- Provision of learning resources.
- Specialist interest & CPD days.
- Support to local projects.
- Career events.



Who will be responsible for the site restoration?

As part of the planning process, we will submit a proposed restoration scheme which will eventually form part of a planning permission. This will be enforced by Dorset Council. Responsibility for restoring the sites will rest with Raymond Brown as part of our obligations to the landowner.

Restoration and aftercare are essential. The potential transformation of the land into improved sustainable areas after extraction could provide positive social, economic and environmental benefits. Our expertise and dedication to restoring, enhancing and improving land for the local community after extraction is one of our key skills. Our restoration is phased throughout and will enhance biodiversity, geodiversity and provide benefits for habitats and the local community. Many of our sites have been used to demonstrate best practice to influence future restoration plans within the industry.

An area which Raymond Brown restored to heathland on behalf of SUEZ at Binnegar Quarry in Wareham has been recognised as a site which demonstrates best practice for restoration by the RESTORE project which is managed by the RSPB under the Nature After Minerals initiative and also by Dorset Wildlife Trust as a Site of Nature Conservation Interest. A further outcome identified that the five mile network along Puddletown Road offers scope for improved restoration in the future in order to benefit biodiversity.



How long will either site take to work?

Both sites will be worked as one quarry proposal which will be progressively extracted and restored. It is anticipated that it will take 20 years in total with five years of restoration.

What are the proposed working hours for the site?

The proposed working hours for the site will be:
06:00am - 19:00pm Monday to Friday
07:00am - 13:00pm Saturday

Do you have controls in place to adequately manage noise and dust?

Raymond Brown has stringent controls in place to ensure all site operations are managed to avoid any impact on the local environment. It is proposed that site operations will work to an approved dust and noise management plan which will be regulated by Dorset Council and the Environment Agency.

Local residents will receive a point of contact and emergency telephone number within the organisation and our Quarry Manager will liaise with them closely on a regular basis.

The business holds regular (usually twice annually) community liaison meetings across all our sites with key representatives from the local community and statutory authorities.. Should planning be granted, Raymond Brown would welcome the opportunity to invite local representatives to regular community liaison meetings for the site.

What will the vehicle movements be?

A maximum of 200 two-way HGV movements (100 in and 100 out) per day. Binnegar Quarry is nearing exhaustion and therefore an element of this traffic generation will replace our vehicles which currently use the local road network.

Would there be any impact on the local rivers and groundwater?

Our ongoing studies are revealing the seasonal changes in groundwater levels, how groundwater moves through the sites and how surface water affects river levels and water quality. Our site design will ensure that there will be no significant impact on groundwater quality, river levels or river water quality.

When will the planning application be submitted?

We anticipate that the planning application will be finalised and submitted around Easter 2023. Following this, Dorset Council will conduct its own statutory consultation where residents will be provided with further opportunity to make comments on the detail of the proposal as part of the Council's formal consultation process.

Will the workforce from the existing Binnegar Quarry move to Hurst Farm/Station Road?

Yes, it is proposed that our existing workforce at Binnegar Quarry will continue their invaluable service with us at Hurst Farm It is anticipated that there will also be opportunities for additional staff, both site and office based.

What will the quarry products be used for and where will they go?

The two sites play a significant role in maintaining Dorset's landbank, representing 36% of the total allocated sand and gravel resources over the plan period 2019 – 2034. It is anticipated that there are 11.5 million tonnes of minerals across both sites, comprising:

4 million tonnes of River Terrace Sand and Gravel
7.5 million tonnes of Poole Formation Sand

It is anticipated that the quarry will produce the following products:

Washed Gravel

0-20mm All-in ballast
4-10mm
10-20mm
20-40mm

Washed Sand

0-2mm
0-4mm
Asphalt
Silica (equestrian)
Building (mortar)
Agricultural

The proposed quarry will provide essential materials for construction and the built environment in Dorset and the surrounding areas. The products will be used to build houses, schools, roads and hospitals. The specialist sands are also supplied for use in the equestrian and leisure markets.





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Thank you for attending our Planning Exhibition. Please check our website for further updates, should you wish to contact us you can do so via our website or email below:

CONTACT INFORMATION

W: www.rb-planning.co.uk

E: planning@raymondbrown.co.uk