



PLANNING AND COMPULSORY PURCHASE ACT 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT)
(ENGLAND) REGULATIONS 2004 (as amended)

**CUMBRIA MINERALS AND WASTE DEVELOPMENT
FRAMEWORK**

**REPEATED SITE ALLOCATIONS POLICIES AND
PROPOSALS MAP**

REGULATION 30

SITE ASSESSMENTS REPORT

January 2012

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Allerdale

PROPOSED SITES WITHIN ALLERDALE BOROUGH

FOR WASTE MANAGEMENT

Household Waste Recycling Centres

First preference

- AL17 Solway Road, Workington
- AL29 Auction Mart, Cockermouth
- AL35 Risehow Industrial Estate, Flimby

Reserve

- *AL8 Lillyhall Waste Treatment Centre*

Waste Treatment Facilities

First preference

- AL3 Oldside, Workington
- AL8 Lillyhall Waste Treatment Centre
- AL18 Port of Workington
- AL34 Part of former Alcan complex

Energy from Waste

- AL3 Oldside, Workington
- AL8 Lillyhall Waste Treatment Centre
- AL18 Port of Workington

Landfill

- AL31 Lillyhall landfill

PREFERRED AREAS OR AREAS OF SEARCH FOR MINERALS

- M6 Overby and High House quarries Area of Search (but not considered likely to be needed within the plan period)

MINERAL SAFEGUARDING AREAS

- Limestone, sand and gravel, igneous rock, shallow coal and fireclay and secondary aggregates (Derwent Howe slag bank)

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POTENTIAL RAILHEAD SAFEGUARDING

- AL32 Siddick (if needed in connection with waste management or minerals development)

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AL3 Oldside, Workington

- 1 This is an 8 hectare site, which is considered to have potential for a range of waste management facilities. This is a first preference site for waste treatment facilities and is also put forward for an Energy from Waste plant.
- 2 The Habitats Regulations Assessment concludes that, whilst not directly affecting the River Derwent and Bassenthwaite Lake SAC, drainage mitigation measures would be needed to avoid contamination of the river, during construction as well as operation, downstream of the SAC boundary.

Summary of comments from previous consultation stages

- 3 An objection on the grounds that the land is part of a larger area that is being proposed for a major regeneration scheme (Port Derwent), there may be opportunities to discuss waste management developments.
- 4 It is a brownfield site with a good link to the main road network on the A596, it is accessible by sea, close to the railway line and is away from houses. Mitigation measures could be necessary for the inappropriate road junctions at the A596/A66 at Ramsay Brow in Workington and the A596/A594 at Netherhall Corner in Maryport.
- 5 The River Derwent SAC is not far from the site and there is a need to ensure that there are no impacts on migratory fish. Mitigation measures would be needed to ensure that there is no contamination of watercourses during construction and operation.
- 6 Part of the site is known to be of interest for the Small Blue butterfly, a declining UK species that is rare in Cumbria.
- 7 A previous waste site on adjacent land caused landfill gas problems in the past; possible clean up costs should be taken into account. Energy from Waste plants have the potential to cause severe blighting on neighbouring land users.

Summary of comments from the Regulation 25 consultation stage

- 8 Comments received during this consultation were that: waste management developments would not be in keeping with businesses in the area; that advice should be sought on archaeological mitigation and interpretation of the former iron works; and that there is a public sewer at the south west of the site, which requires a 10m wide maintenance strip and no building or level changes in the proximity.

Consideration

- 9 It is considered that well designed, modern facilities should not have an adverse impact on local businesses and could provide services for them. The potential archaeological interests are acknowledged in the detailed site assessment matrix under enhancement potential.

Environmental assets

- 10 River Derwent and Bassenthwaite SAC is within 1.3km; River Derwent and Tributaries SSSI is within 1.3km; Workington Hall – Registered Historic Park and Gardens and Workington Bridge – Listed Structure are within 1.3 km. Siddick Ponds SSSI/Local Nature Reserve is 285m away and Oldside County Wildlife Site 360m. There is a public footpath on the eastern boundary and cycle routes 10 and 71 to the south east.

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Enhancement potential

- 11 This site is large enough to provide scope for significant wildlife habitat enhancement. Existing habitats could be retained and/or new ones created. These could include hedgerows and scrub woodland and small ponds to provide links through to Siddick Pond SSSI/Local Nature Reserve on the other side of the main road. Mitigation measures are required to ensure the survival of the Small Blue butterfly, as well as habitat enhancement and creation.
- 12 This is the site of a former iron works - considerations could include mitigation measures to enhance its industrial archaeology interest.

Flood map zone

- 13 No flood risk identified.

Safeguarding

- 14 None identified.

Agricultural Land Classification

- 15 Urban.

Sequential approach

- 16 Brownfield, a former ironworks, allocated for employment use within a town.

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AL3 - Oldside, Workington



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AL8 Lillyhall waste management centre (see also AL31 the landfill site)

- 17 This is an existing modern waste management complex with a Materials Recovery Facility/Transfer Station, composting, inert waste recycling, liquid waste treatment plant and is adjacent to a landfill, including a hazardous cell, for residual wastes. It is considered to have potential for additional, covered facilities and is included as a first preference site for waste treatment facilities and is also put forward for an Energy from Waste plant.
- 18 Although there is an existing planning permission for a Household Waste Recycling Centre, it is considered that AL17 Solway Road, in Workington, is in a better location. This site is, therefore, included on the reserve list for HWRCs.
- 19 The adjacent landfill is a preferred site for additional capacity, excluding radioactive wastes.
- 20 The Habitats Regulations Assessment concludes that this site is not likely to have impacts on the River Marron, which is part of the River Derwent and Bassenthwaite Lake SAC.

Summary of comments from previous consultation stages

- 21 Whilst preferring not to rely on Green Resource Recovery Parks, if one was required, then this site should be acceptable. But would object to the reliance on concentrating the County's waste management facilities into one or two areas, as this would be an overly unsustainable approach, incurring higher than acceptable waste mileage.
- 22 Alternatives to the Lillyhall and Distington landfill sites should be explored.
- 23 There is a minor tributary, Distington Beck, which runs through this site and contains trout and is frequented by otters. Protection of water quality may be an issue. Distington Beck already experiences some water quality problems from this general area.
- 24 No Energy from Waste plants should be permitted.
- 25 There was support for gaining energy from waste that is not able to be recycled.
- 26 EfW plants need to be built at optimum efficiency, capacity, design and size, to primarily accommodate Cumbrian wastes.
- 27 Would not wish investment proposals on the Lillyhall industrial estate to be jeopardised by further waste management facilities. The existing Household Waste Recycling Centre could be used.
- 28 A habitat survey of the land should be required. The site borders the recently identified hen harrier sensitive area; otter signs were recorded in 2005; although the nearest great crested newt records are nearly 8km distant, an assessment should be carried out since there are various nearby water bodies; barn owls have been recorded locally.
- 29 There was concern that there could be a concentration of waste facilities in the north of the county, which would be contrary to the principles of the Core Strategy, which aims to reduce the need to transport waste.
- 30 The site was considered suitable, subject to all facilities being under cover or otherwise contained. It was considered to be the most suitable site for EfW.

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- 31 This site is adjacent to the existing landfill and has good connection to the main highway network. It could easily be accessed by rail and sea by the use of HGV's from Workington using the existing infrastructure. If there is to be a large increase in numbers of vehicles, there would be a need for highway improvements in some areas. As this site is close to the A66 trunk road, the Highways Agency may also have an interest.

Summary of comments from the Regulation 25 consultation stage

- 32 A comment received during this consultation was that new or additional waste facilities should be planned and operated in ways that do not adversely impact on the future development potential of Lillyhall Business Park. It is identified as a strategic regional site and, as one of Cumbria's largest employment sites, is seen as crucial to the delivery of the Energy Coast Masterplan.
- 33 Another comment was that the site's evaluation for biodiversity in the assessment matrix should be downgraded to uncertain. This is because it could have great crested newts and is adjacent to the hen harrier sensitive area.
- 34 It was also commented that there is a public sewer at the south east boundary of the site, which requires a 6m wide maintenance strip and no building or level changes are allowed in the proximity.

Consideration

- 35 It is considered that well designed modern facilities should not have an adverse impact on the business park and could provide services for it. A detailed development scheme would need to take account of biodiversity interests at the planning application stage.

Environmental assets

- 36 The Alcan Wildlife Area County Wildlife Site, which is also UK Priority Habitat hay meadows and pastures, lies 480m away and the Oily Johnnies Willow Patch CWS is 700m. There are two areas of Ancient Woodland/UK Priority Habitat at 1km and 1.2km from the site. The site is adjacent to the hen harrier sensitive area, there are records of otters, barn owls and slow worms, and there may be great crested newts in the locality. There is a bridleway through the site.
- 37 No archaeological work is recommended. The site is not near any housing, but can be seen from Gilgarran on the hillside to the south.

Enhancement potential

- 38 General natural habitat, especially along the eastern side; removal of the culvert to recreate the Distington Beck through the site; enhancement of the Distington Beck margins including wider buffer zones; potential for barn owl boxes. Need to consider in relation to the approved restoration scheme for the landfill site.

Flood map zone

- 39 No identified flood risk.

Safeguarding

- 40 No safeguarding issues identified.

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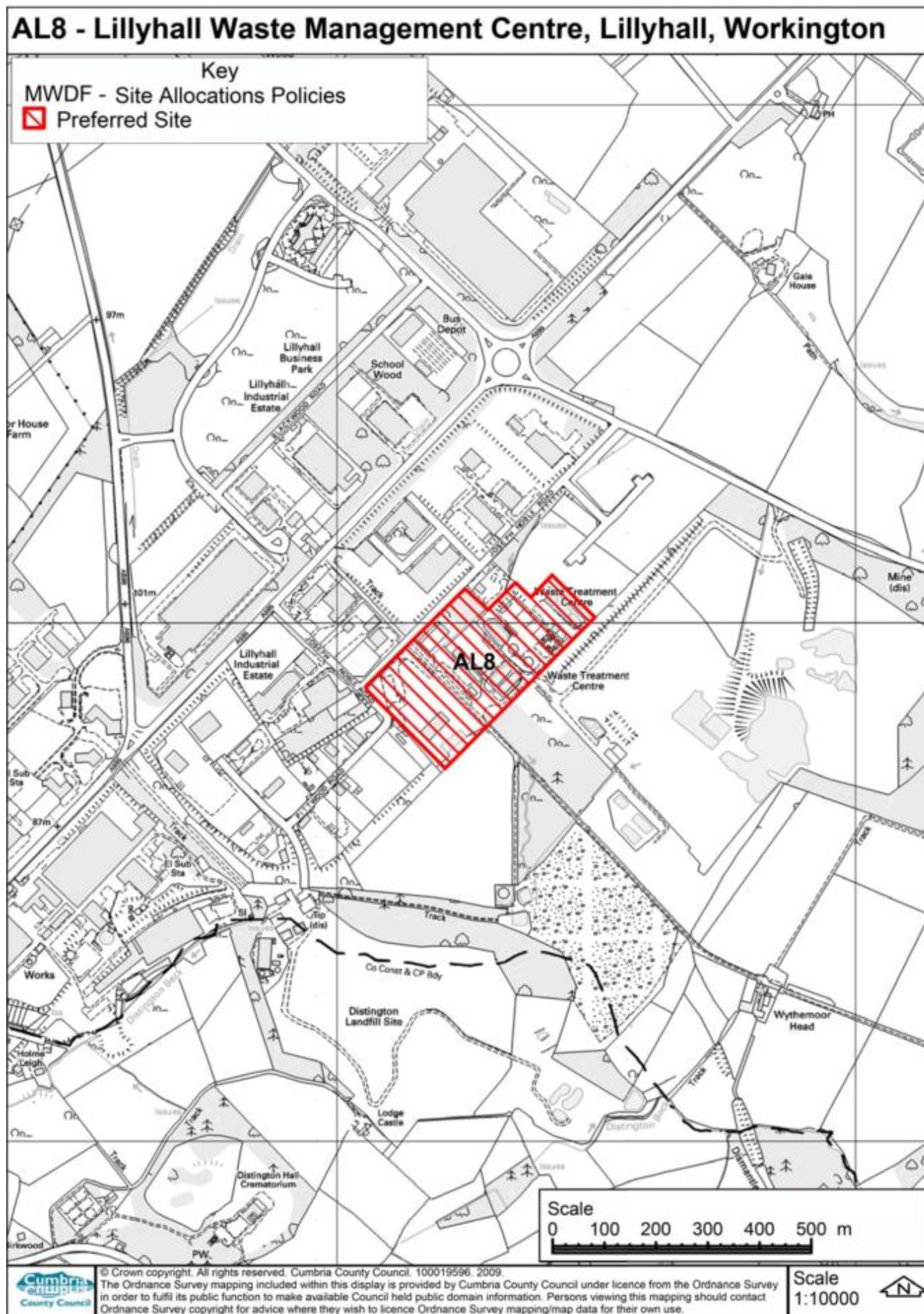
Agricultural Land Classification

41 Grade 4 - less than 20% likelihood that it is Best and Most Versatile land.

Sequential approach

42 An existing waste management complex.

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AL17 Solway Road, Workington

- 43** This is the first preference site for replacing the nearby Clay Flatts Household Waste Recycling Centre, which is too small for the facilities that these are now expected to provide. There have been concerns that development of the site could prejudice regeneration initiatives in this part of Workington; Development Control and Regulation Committee deferred a decision on a planning application for that reason.
- 44** it is not considered that an HWRC would adversely affect the nearby retail developments; by bringing people past them, it could be a benefit. It is also not considered that it would prejudice the recently approved regeneration scheme for nearby land.
- 45** The Habitats Regulations Assessment concludes that the site would not have impacts on the River Derwent and Bassenthwaite Lake SAC.

Summary of comments from previous consultation stages

- The site is the most suitable one for replacing the Clay Flatts HWRC.
- Network Rail would need to be consulted on planning applications for this site.
- A site known to have the Small Blue butterfly, a declining UK species that is rare in Cumbria. If this site is to be considered, mitigation to ensure the survival of the Small Blue will need to be put in place.
- A planning application has been submitted for the HWRC on this site but has not been determined, pending clarification of potential impacts on the regeneration of the area.
- If the site is not used for an HWRC, it should be allocated as employment land.

Summary of comments from the Regulation 25 consultation stage

- 46** Comments received during this consultation were: that the site is too near retail developments; and there is a public wastewater main at the eastern boundary, which requires a 10m wide maintenance strip and no building or level changes in the proximity.

Environmental assets

- 47** Workington Hall – Registered Historic Park and Gardens is within 1.9 km. A public footpath crosses the northern end of the site. No archaeological work is recommended.

Enhancement potential

- 48** Minor general habitat enhancement works possible, linked to the railway.

Flood map zone

- 49** No identified flood risk.

Safeguarding

- 50** No safeguarding issues identified.

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Agricultural Land Classification

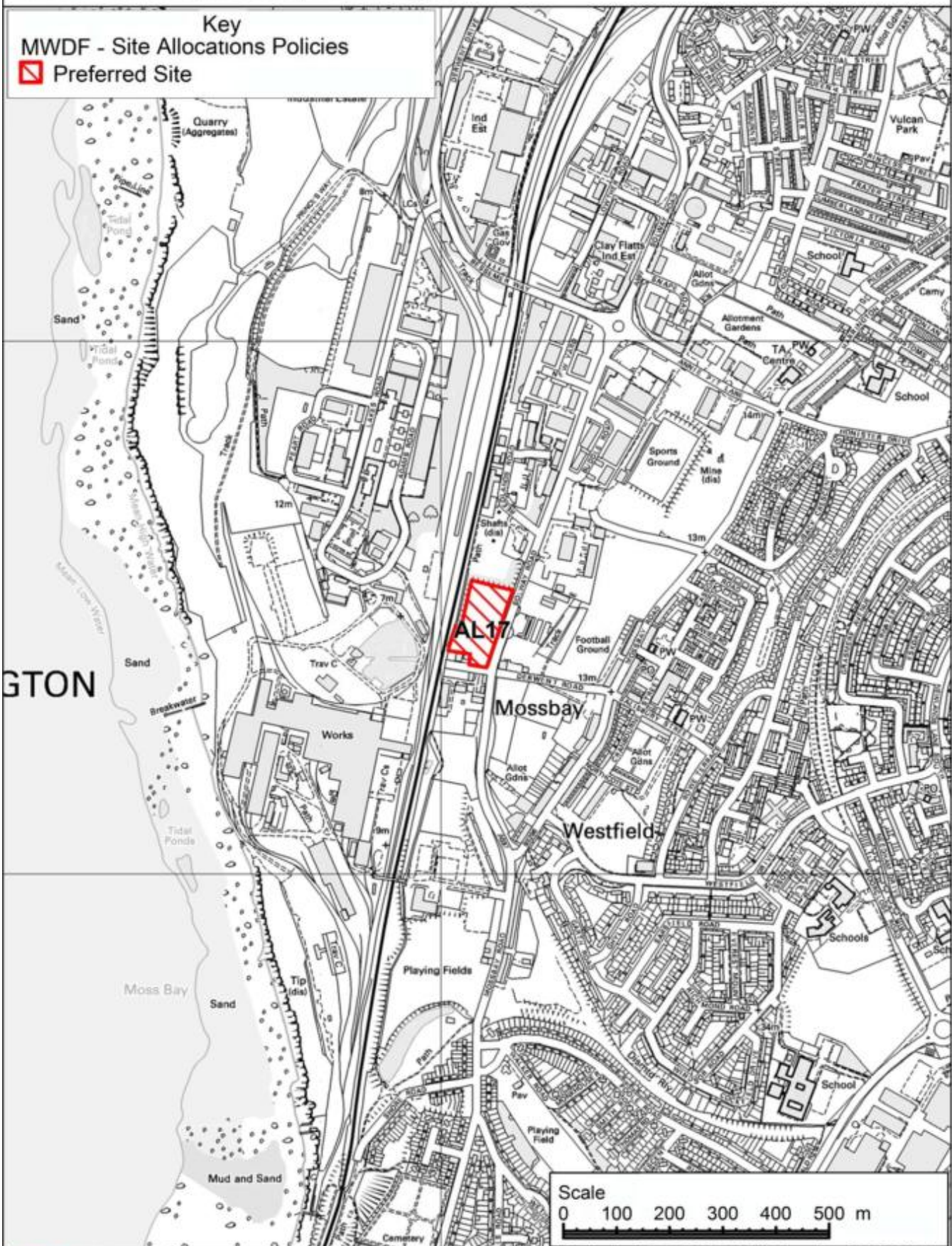
51 Urban.

Sequential approach

52 Brownfield site in a town.

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AL17 - Solway Road, Workington



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AL18 Port of Workington

- 53 Land within the port has potential for a range of waste management facilities, taking advantage of the docks and rail sidings. It is a first preference site for waste treatment facilities and is also put forward for an Energy from Waste plant. In the 2007 Preferred Options stage, an area of around 2ha was identified for waste management buildings. It is now considered more appropriate that the potential of the whole Port complex should be identified rather than individual parcels of land within it.
- 54 It is not considered that well designed and operated waste management facilities should have an adverse impact on local businesses, they could provide services for them. The biodiversity interests, in particular Small Blue butterflies, would need to be taken into account at the detailed planning application stage. Habitat retention and management measures are likely to be required. The development would also need to ensure that it would not have adverse impacts on migratory fish in the River Derwent.
- 55 A transport assessment would also be needed for a planning application. It would need to assess, among other matters, whether improvements would be necessary for the A66/A596 junction at Ramsay Brow in Workington and the A596/A594 junction at Netherhall Corner in Maryport.
- 56 The Habitats Regulations Assessment concludes that, whilst not directly affecting the River Derwent and Bassenthwaite Lake SAC, drainage mitigation measures would be needed to avoid contamination of the river downstream of the SAC boundary.

Potential uses

- 57 The Port has an area of around 20ha within which are areas of unused, brownfield land. It has potential for an Energy from Waste plant and other waste treatment plants. The focus should be on taking advantage of sea and rail transport and the potential for providing heat, power and services to local industries.

Summary of comments from previous consultation stages

- 58 River Derwent SAC is not far from the site, so there is a need to ensure that there are no impacts on migratory fish. Mitigation measures would be needed to ensure that there is no contamination of watercourses during construction and operation.
- 59 Part of the site is excellent natural habitat supporting several species of orchid and the Small Blue butterfly, a declining UK species that is rare in Cumbria. The whole port site supports sufficient Small Blue to be considered for designation as a County Wildlife Site. Significant concern if the site is developed to its full extent.
- 60 Objections to the import of waste.
- 61 On highway grounds, this is considered to be one of the preferable sites. It is brownfield, has a good link to the main road network on the A596 and is away from residential properties. It is easily accessible by sea and rail. Even though the road network has capacity for increases of heavy vehicles to this area, they will come from one of two directions which both have inappropriate junctions. These are the A66/A596 at Ramsay Brow in Workington and the A596/A594 at Netherhall Corner in Maryport. Mitigation measures would be required at both of these.

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Summary of comments from the Regulation 25 consultation stage

- 62** A comment was received during this consultation, that such developments would be detrimental to existing businesses. Another comment disagreed with the evaluation for biodiversity interest in the site assessment matrix and considered that it should be downgraded to scoring very negatively. It was also noted that there is a water main passing through the middle of the site, which requires a 5m wide maintenance strip and no buildings or level changes in the proximity. There are also public sewers to the east and north east of the site, requiring 6m and 10m wide maintenance strips respectively, again with no building or level changes in the proximity.
- 63** An objection at an earlier stage, was that waste should not be imported. However, Core Strategy policy makes provision for waste from outside the county to be managed, subject to any proposal demonstrating local benefits.

Other matters

- 64** The Port can accommodate vessels up to 10,000 tonnes dead weight, a cargo of around 8,000 tonnes. The restrictions are the width of the dock gates and the depth of water. The undeveloped areas within the complex were previously iron works and associated housing areas. The Port is rail linked, with several trains per week.

Environmental assets

- 65** Within 1.2 km of the Port are the River Derwent and Bassenthwaite SAC; River Derwent and Tributaries SSSI; Workington Hall – Registered Historic Park and Gardens; and Workington Bridge – Listed Structure. Oldside County Wildlife Site is within 730m; Barepot County Wildlife Site is 1.4km; Hazel Gill CWS is 1.5km; Hallguards CWS is 1.6km; Siddick Pond SSSI/Local Nature Reserve/UK Priority Habitat of fen, marsh and swamp 450m; UK Priority Habitat of coastal habitats above high water lies 620m away; and three separate areas of Ancient Woodland/UK Priority Habitat of semi-natural woodland - Stainburn Woods, Hazel Gill Wood and Calva Brow Wood - are 1.6km, 1.7km and 1.8km away respectively. A large part of the Port is likely to constitute the UK Priority Habitat of 'Open Mosaic Habitats on Previously Developed Land'. This Habitat is often of significant value for a wide range of invertebrate species.
- 66** Parts of the Port are known to be species-rich grassland providing excellent natural habitat, supporting several species of orchid and the Small Blue butterfly. In fact, the whole site supports sufficient Small Blue butterfly to be considered for designation as a County Wildlife Site. All areas should be surveyed at the appropriate time of year to determine all features of interest.
- 67** St Michael's Workington Conservation Area, which contains a number of Listed Buildings, lies 330m from the Port, across the River Derwent. No archaeological work is recommended.
- 68** National coast to coast cycle route is adjacent to the site and crosses its access road.

Enhancement potential

- 69** Habitat protection, management, mitigation and, as appropriate, compensation measures are required to ensure the survival of the Small Blue butterfly. Enhancement could include new habitat links created between the key habitat areas.

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Flood map zone

70 No identified flood risk.

Safeguarding

71 No safeguarding issues are identified.

Agricultural Land Classification

72 Urban.

Sequential approach

73 Brownfield areas within the Port, at a town.

100

Key
MWDF - Site Allocations Policies
▨ Preferred Site

AL18

Scale
 0 100 200 300 400 500 m

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AL29 Auction Mart, Cockermouth

- 74 This is the first preference site for an HWRC for Cockermouth if the municipal waste management partnership decide that one should be built. There is no Household Waste Recycling Centre in this part of the county, the nearest ones are at Workington and Frizington. This site at the Auction Mart has good road access and is appropriate in other respects.
- 75 The Habitats Regulations Assessment concludes that this site is not likely to have impacts on the River Derwent and Bassenthwaite Lake SAC.

Summary of comments from previous consultation stages

- 76 An earlier objection to a nearby site by the land owners - not now relevant.

Summary of comments from the Regulation 25 consultation stage

- 77 One letter of support and no objections were received during this consultation.

Environmental assets

- 78 Oakhurst Wood Ancient Woodland, which is also UK priority habitat semi-natural woodland, is 330m away; River Derwent and Bassenthwaite Lake SAC and SSSI 420m away; Lake District National Park boundary 1.2km; Scheduled Ancient Monument of a Romano-British farmstead is 860m; Cockermouth Conservation Area 300m; the closest Listed Building, Double Mills at Cockermouth, is 690m; Dubbs Moss and Grassland County Wildlife Site, which is also a Cumbria Wildlife Trust Nature Reserve, is 830m; Scales Farm Tarn CWS 1.3km; Randle Cross Roadside Verge CWS 1.6km; and potential great crested newt habitat is 1.3km.

Enhancement potential

- 79 A constrained site with limited potential. If the site could be enlarged, there would be greater potential, such as hedgerow planting on the boundaries.

Flood map zone

- 80 No flood risk identified

Safeguarding

- 81 Within consultation area for Dean Cross DVOR Technical Site (1)

Agricultural Land Classification

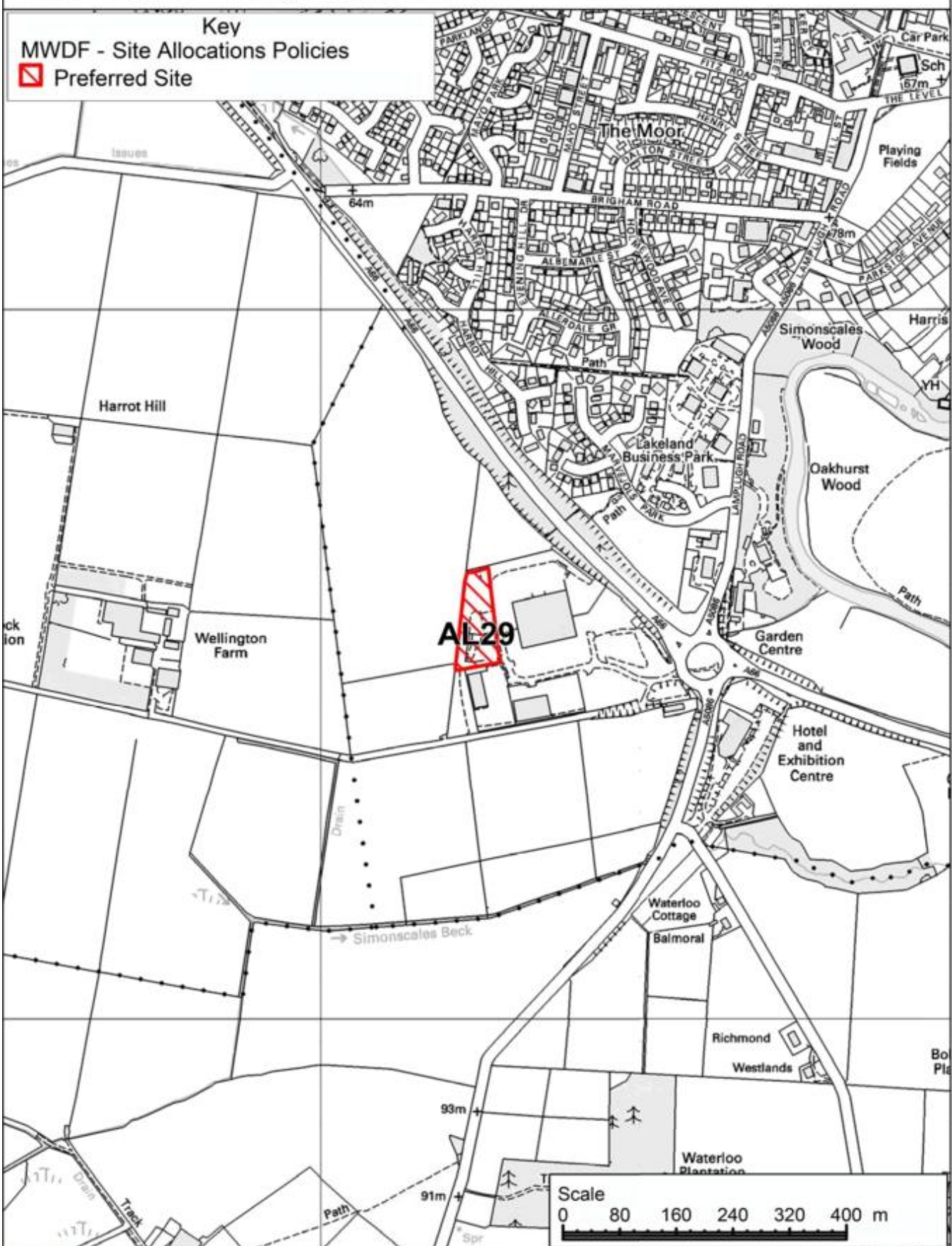
- 82 Grade 3 - less than 20% likelihood of Best and Most Versatile land.

Sequential approach

- 83 Brownfield, at a Key Service Centre.

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AL29 - Auction Mart, Cockermouth



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AL31 Lillyhall landfill site, Workington

- 84 A site identified for additional landfill capacity within the footprint of the present planning permission.
- 85 The current planning permission provides approximately one million cubic metres of remaining landfill capacity. There is also potential for additional capacity for non-inert wastes within the footprint of the permission's landfill area. The planning permission expires in June 2014, by which time the site is required to have been restored.
- 86 There was a proposal in October 2009 to dispose of Very Low Level radioactive Wastes from nuclear decommissioning at the landfill. The County Council was advised that disposing of these wastes was unlikely to require a separate planning permission. However, the proposal would involve a very considerably extended period of landfilling. That is not in accordance with the timescale for restoration of the landfill site that is set by the planning permission.
- 87 The Council, and Copeland Borough Council, consider it is premature for such proposals to be put forward before there has been a rigorous assessment of the potential for such wastes to be managed within or adjacent to the nuclear site where they arise. There has not been that assessment.
- 88 The councils' concerns are that the perceptions of any type of radioactive wastes lead to adverse social and economic impacts. As stated in the Core Strategy, Cumbria has been the slowest growing sub-region in the UK since the mid-1990's and needs to grow its economy faster than anywhere else just to catch up. We cannot afford any risks that would deter investment. The landfill is adjacent to a regionally significant employment site.
- 89 The Habitats Regulations Assessment concludes that this site would not have impacts on the River Marron, which is part of the River Derwent and Bassenthwaite Lake SAC.

Summary of comments from previous consultation stages

- 90 If such an increase in landfill capacity is justified, then this site should be acceptable, subject to environmental impact assessment. There would be concern over the possibility of intensifying the infamous 'Distington Pong'. Any proposals should take the concerns of local residents under serious consideration.
- 91 Alternatives to the Lillyhall and Distington landfill sites should be explored.
- 92 There was concern about the adverse impact that additional landfilling could have on the development of nearby industrial land.
- 93 There would be objections to continuing with two adjacent landfills (Lillyhall and Distington). There was agreement with the Lillyhall option, with the proviso that there are satisfactory controls on operations to prevent any more problems with the "pong".
- 94 This site has good connection to the main highway network. It could easily be accessed by rail and sea, by the use of HGV's from Workington, using the existing infrastructure. If there is to be a large increase in numbers of vehicles, there would be a need for highway improvements in some areas. As this site is near to the A66 trunk road, the Highways Agency may also have an interest.

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- 95** In April 2011, the site was granted a permit by the Environment Agency to dispose of High Volume Very Low Level radioactive Waste (HV-VLLW). The site operator and their commercial partner, seeking to develop new routes for HV-VLLW to commercial landfill, believe that the County Council should regard Lillyhall as a deliverable disposal solution, and identify the site for VLLW disposal.

Environmental assets

- 96** The Alcan Wildlife Area County Wildlife Site, which is also UK Priority Habitat hay meadows and pastures, lies 775m away, Wythenmoor CWS is 1.5km; and the Oily Johnnies Willow Patch CWS is 500m. There is an extended area of Ancient Woodland/UK Priority Habitat - semi-natural woodland - the closest point of which is 850m from the site. The site is adjacent to the hen harrier sensitive area; there are records of otters and reptiles in the locality; there may also be great crested newts. There is a bridleway adjacent to the site.
- 97** Information may be required on the extent of modern disturbance at the site, which may require some archaeological mitigation to be considered. The closest Listed Buildings - a farmhouse and associated buildings at Wythemoor Sough - are some 410m from the site boundary, on the other side of a tree belt.

Enhancement potential

- 98** The restoration scheme for the landfill is intended to provide botanically rich amenity grassland associated with woodland planting and new footpaths.
- 99** Since this is part of the hen harrier sensitive area, any restoration measures to restore to rush pasture would be beneficial. In addition, restoration to species-rich grassland across the range of dry to wet conditions, plus linked woodland areas would be beneficial. Very small mosaics of woodland and grassland would probably preclude hen harrier use and should, therefore, be avoided on the eastern side of the site.

Flood map zone

- 100** No identified flood risk.

Safeguarding

- 101** No identified safeguarding issues.

Agricultural Land Classification

- 102** N/A - the restoration scheme for the existing landfill provides species-rich amenity grassland and tree planting.

Sequential approach

- 103** An existing landfill permission at a town.

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AL31 - Lillyhall Landfill Site, Lillyhall, Workington



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AL32 Potential Rail Sidings at Siddick, Flimby, Maryport

- 104** This site was not identified in the early consultations. It is identified as a safeguarding area for a potential railhead, if it is needed in connection with mineral or waste management development.
- 105** The site was put forward for consideration by a company interested in a potential opencast coal site at Broughton Moor (Derwent Forest). It could be a rail siding linked by conveyor to the coal site, which could then be retained for subsequent use by others. The Site Allocations Policies do not include any proposals for the Derwent Forest site. It is within an area of shallow coal resources identified by the British Geological Survey and is, accordingly, within a proposed Mineral Safeguarding Area. That means that the presence of the coal should be taken into account in any development proposals. Derwent Forest is being considered for a major regeneration initiative, by Allerdale Borough and the County Council. One of the main issues is likely to be whether coal extraction could aid the implementation of the regeneration scheme or would have an adverse impact upon it.
- 106** The site is proposed for safeguarding, but not in connection with any specific development. The issues raised in consultation comments, such as an increase in road traffic, would need to be addressed in a planning application proposal.
- 107** The Habitats Regulations Assessment concludes that this site would not have impacts on the River Derwent and Bassenthwaite Lake SAC.

Summary of comments from the Regulation 25 consultation stage

- 108** That this is a greenfield site with coastal views; that advice on archaeological mitigation should be sought; that it would be intended to leave the sidings for use by local industry; and that it is adjacent to a County Wildlife Site. It was also noted that there is a public sewer rising main along the eastern boundary of the site and a public sewer along the western boundary, both requiring a 7m wide maintenance strip and no building or level changes in the proximity.

Environmental assets

- 109** The site adjoins the Siddick (Flimby Coast) County Wildlife Site (CWS), is around 800m from Eagle Gill CWS, 1.6km from Hazel Gill CWS and 1.1km from Oldside CWS. Eagle Gill and Hazel Gill CWSs are also semi-natural woodland UK priority habitat. There is a public footpath adjacent to the northern boundary.

Enhancement potential

- 110** This site lies within the Small Blue butterfly corridor, but there are no specific records up to 2008 and it is not within an identified Small Blue site. A survey is required, it may be exceptionally rich grassland. There are opportunities for habitat creation/enhancement. May also be valuable for ground nesting birds.
- 111** The adjacent Siddick (Flimby Coast) County Wildlife Site is “an area of semi-improved grassland, dune grassland and shingle. This site is one of the few little tern nesting sites in Cumbria. Other breeding birds include redshank, lapwing, ringed plover and oystercatcher. The dune grassland is species-rich.”
- 112** There are archaeological remains in the vicinity, so mitigation measures may be required.

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Flood map zone

113 No identified flood risk.

Safeguarding

114 The site is within the safeguarding areas for the Siddick to St Helens and Bothel to Seaton gas pipelines.

Agricultural Land Classification

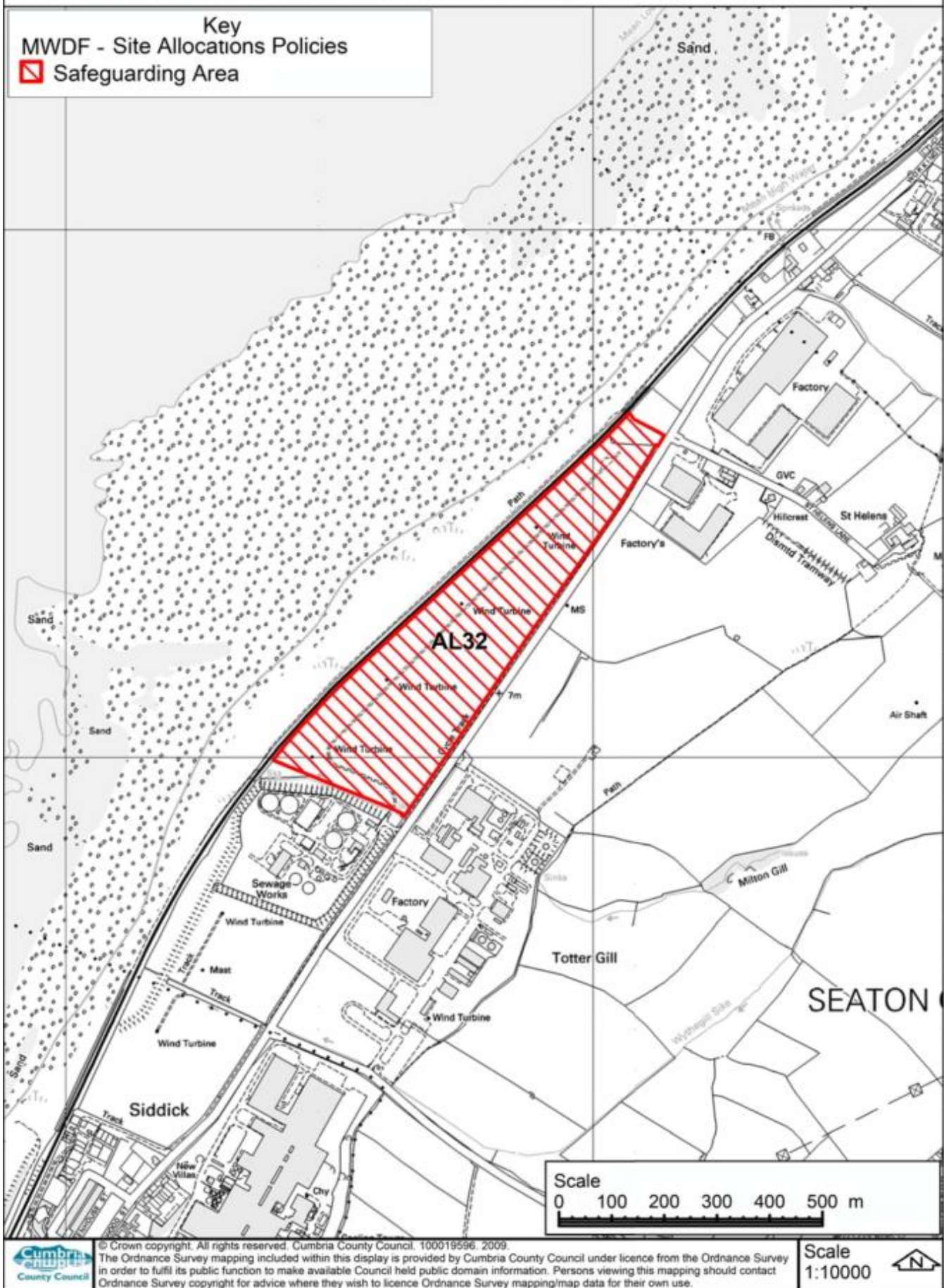
115 Urban.

Sequential approach

116 N/A

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AL32 - Potential Rail Sidings at Siddick, Flimby, Maryport



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AL34 Part of former Alcan Complex, Lillyhall

- 117 This site was not identified in the 2007 consultations. It is part of an empty complex of large factory buildings. It is a first preference site for waste management facilities. These would be likely to be a waste transfer/bulking station and recycling facilities.
- 118 This site is well located for the road network and sources of waste arisings. It is considered that it can be redeveloped, or buildings re-used, without adverse impact on the business park and could provide services for it. The identified site includes land within the County Wildlife Site; activities outside existing buildings would need to be carefully controlled to avoid adverse impacts. In addition to water quality improvements, development may also provide an opportunity to clean up contaminated land.
- 119 Comments received during previous consultations include: support for the site's use; good accessibility of the site by rail and sea via HGV's; access to the site would only be considered via Pittwood Road on the Lillyhall estate; if there were a large increase in traffic, there would be a need for highway improvements; and the Highways Agency may have an interest.
- 120 The Habitats Regulations Assessment concludes that this site would not have impacts on the River Marron, which is part of the River Derwent and Bassenthwaite Lake SAC.

Environmental assets

- 121 Approximately one third of the proposed area overlaps the Alcan Wildlife Area County Wildlife Site, which is also hay meadows and pastures UK priority habitat. The CWS has a notable amphibian population.
- 122 The site is around 1.3km from the Harrington Railway Line CWS. There are two areas of un-named Ancient Woodland at 1.1km and 1.2km distance, which are also semi-natural woodland UK priority habitat. The site abuts the hen harrier sensitive zone. Distington Beck is frequented by otters.
- 123 Cycle route 72 runs close by the site.

Enhancement potential

- 124 A preliminary assessment is needed to determine the impact of a development in this location on the interests of the County Wildlife Site. This will inform measures necessary for its protection/enhancement, such as additional ponds, improved management, etc. Cleaning up contaminated land may benefit water quality.
- 125 There are industrial remains on the site, so some archaeological mitigation measures may be required.

Flood map zone

- 126 Part of the site falls within flood zone 2.

Safeguarding

- 127 The site falls within both the Workington to Whitehaven and the Workington to Winscales gas pipeline safeguarding areas.

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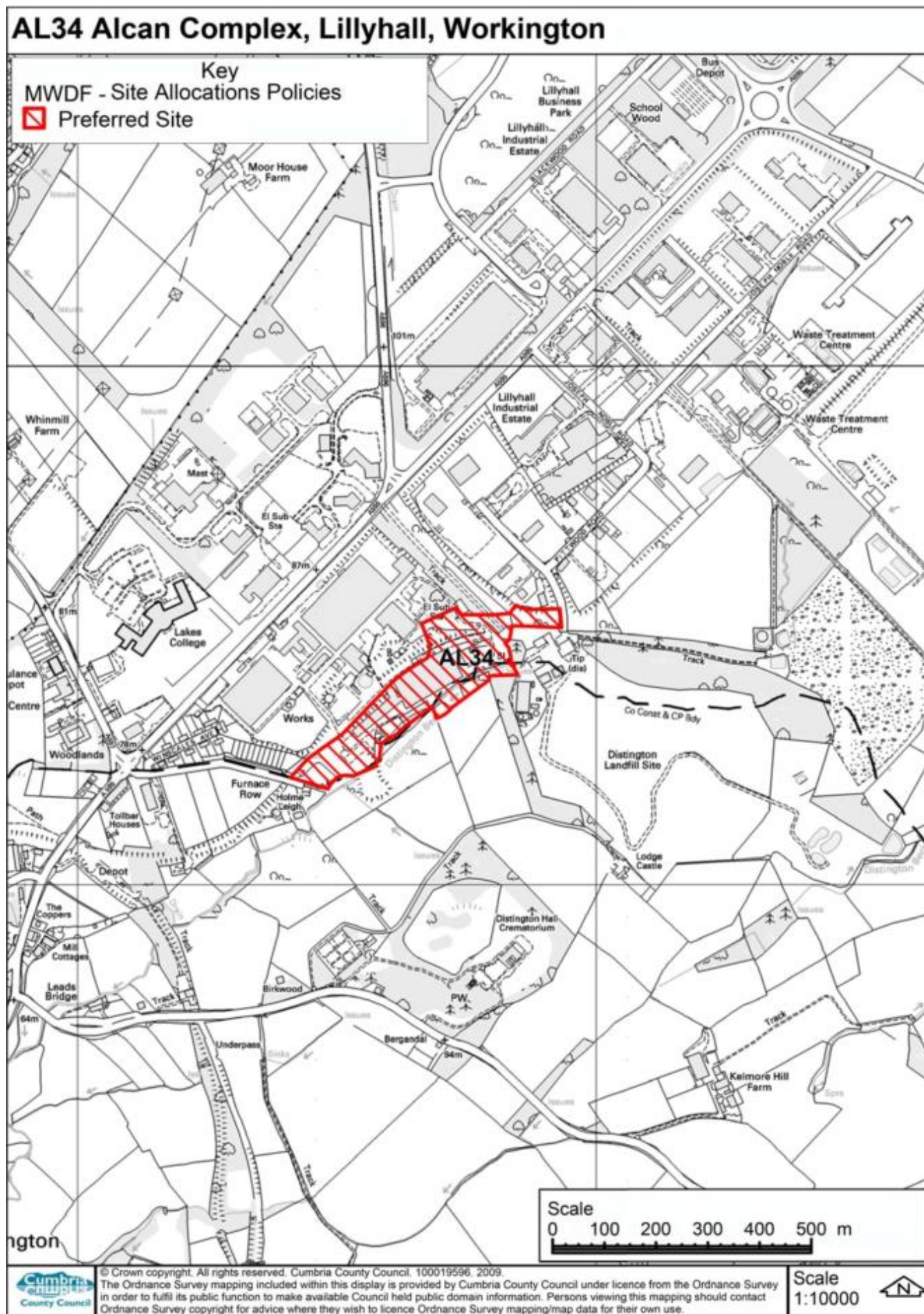
Agricultural Land Classification

- 128** Grade 4 - however, the site is part of an industrial complex, with some contamination issues, so is unlikely to be returned to agriculture.

Sequential approach

- 129** Part of an empty industrial complex.

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AL35 Risehow Industrial Estate, Flimby

- 130** The existing Household Waste Recycling Centre for this part of Cumbria is at the Glasson industrial estate in Maryport. Regeneration initiatives for that industrial estate may require the HWRC to be relocated. If that is necessary, then this site is the first preference one for the replacement. It is considered that an HWRC should not be detrimental to existing uses; impacts on the Listed Building and its setting would need to be addressed in a planning application proposal.
- 131** The Habitats Regulations Assessment concludes that this site would not have impacts on the River Derwent and Bassenthwaite Lake SAC.

Comments received

- 132** Comments received during the consultations are that it would be detrimental to the present use; that any harmful impact upon the setting of the listed Flimby Cottage will require mitigation; that there may need to be highway improvements on the A596, depending on proposed traffic levels; the allocation is supported only if a replacement for the Glasson, Maryport HWRC is required; and that there is a 3 inch water main feeding into the site.

Environmental assets

- 133** Flimby Great Wood Ancient Woodland, which is also UK priority habitat semi-natural woodland, is 200m away; Flimby Great Wood CWS 330m; Siddick (Flimby Coast) CWS 600m; Ewanrigg Wetlands CWS 660m; Hen Gill Wood Ancient Woodland 670m; The Arches (Ewanrigg) CWS 1.3km; Broughton Moor Ponds CWS 1.7km; Field Near Broughton Moor CWS 1.8km; Eagle Gill CWS 1.9km; and Broughton Moor Pond (2) CWS 2km.
- 134** The site lies within the Small Blue Butterfly potential zone and is 740m from the Great Crested Newt potential site zone.
- 135** The closest Listed Building to the site is Flimby Cottage, around 570m away; the closest Scheduled Ancient Monument is a Romano-British settlement at Ewanrigg, around 950m away; and Maryport Conservation Area lies 1.7km away.

Enhancement potential

- 136** A constrained site, with limited potential. Some measure of habitat enhancement would be beneficial, even if it is hedgerows and trees.
- 137** The main enhancement opportunity is to strengthen the wildlife corridor on the northern edge of the site with grassland/ woodland/hedgerow, and also along the eastern side of the site (considering links to the Ancient Woodland). In addition, the Small Blue butterfly and its requirements should be considered.

Flood map zone

- 138** No identified flood risk.

Safeguarding

- 139** Falls within the Dean Cross DVOR Technical Site (1), but is unlikely to cause an impact.

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Agricultural Land Classification

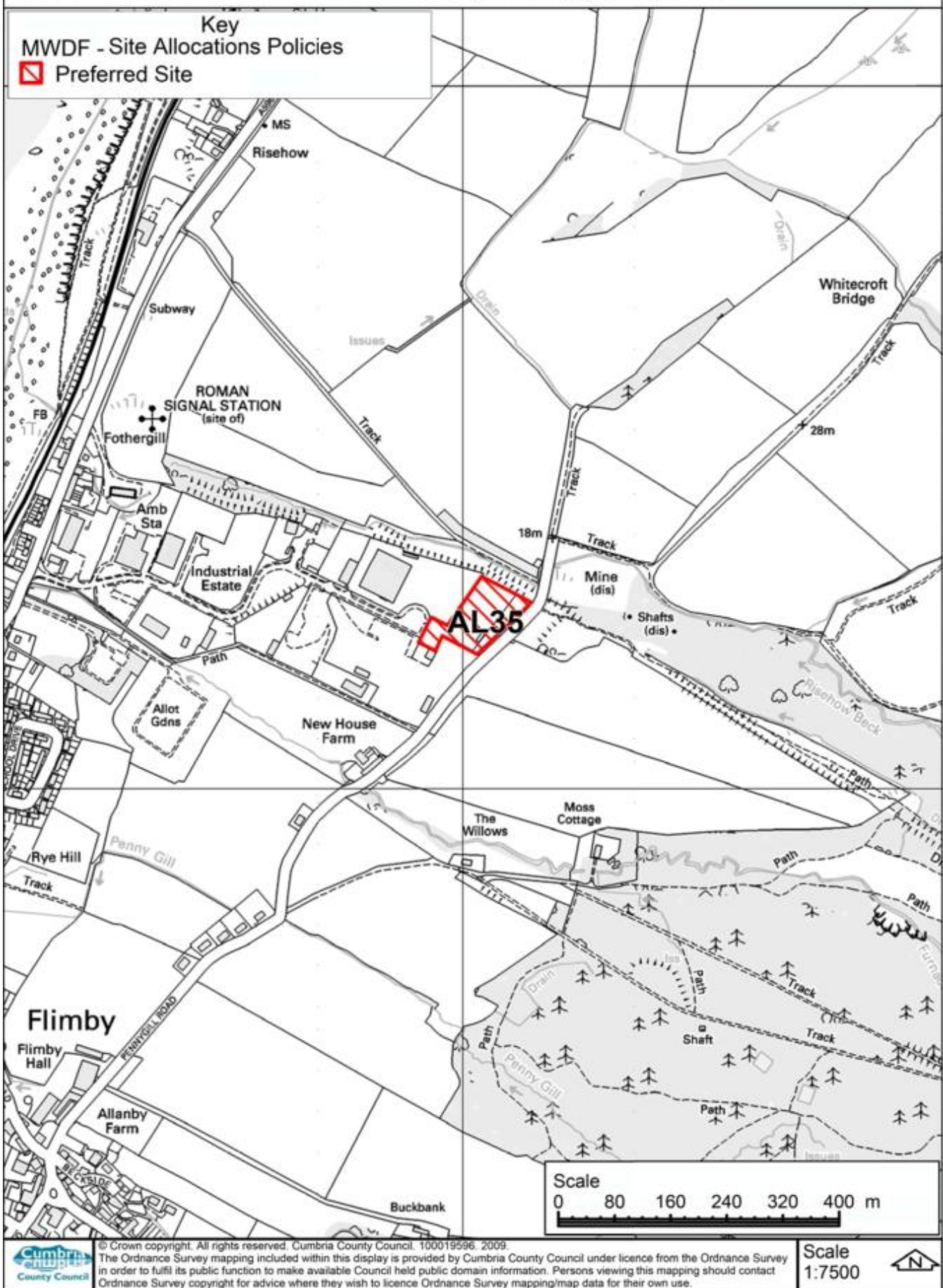
140 Urban.

Sequential approach

141 Brownfield within 5 miles of a town.

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AL35 - Risehow Industrial Estate, Flimby, Maryport



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M6 Overby and High House Quarries, Aikshaw

- 142** This is land between the two sand and gravel quarries and their approved extensions. It is a proposed Area of Search, but is considered unlikely to be needed within the plan period because of recent planning permissions for the two quarries.

Summaries of comments from previous consultation stages

- 143** Objections to additional lorry traffic on the B5299 and other environmental impacts including on tourism. Objection to New Cowper being used to import/export materials into/out of Cumbria. The Area of Search is inappropriate because it appears unlikely that extra reserves will be needed within the plan period. If there is further physical and time extension of the site, then contributions towards future maintenance of the highway network would be required. Restoration/creation of Biodiversity Action Plan habitats should be considered. Operations should not break the ridge line, as this is a locally prominent landscape feature that has been maintained by adjacent sites.

Environmental assets

- 144** There are four County Wildlife Sites in the area - Tarn Dubbs CWS is 700m away; Hangingshaw Moss CWS 1.1km; Cockley Moss and Meadows CWS 1.4km and New Cowper Meadow CWS 1.9km. Overby Sand Pit Regionally Important Geomorphological Site (RIGS) lies 320m away.
- 145** An area of coastal and floodplain grazing marsh UK priority habitat is 700m away. The site lies within the important area for geese and swans. Badgers, brown hares and long-eared brown bats have been recorded in the vicinity.
- 146** The site is 800m from the Hadrian's Wall World Heritage Site Visual Impact Zone.

Enhancement potential

- 147** A restoration scheme would be integrated with the schemes for the adjacent operational sites. Any restoration would need to protect landscape quality, distinctiveness and character, including the RIGS.
- 148** Any historic environment mitigation is being dealt with in the existing planning permissions.

Flood map zone

- 149** No flood risk identified.

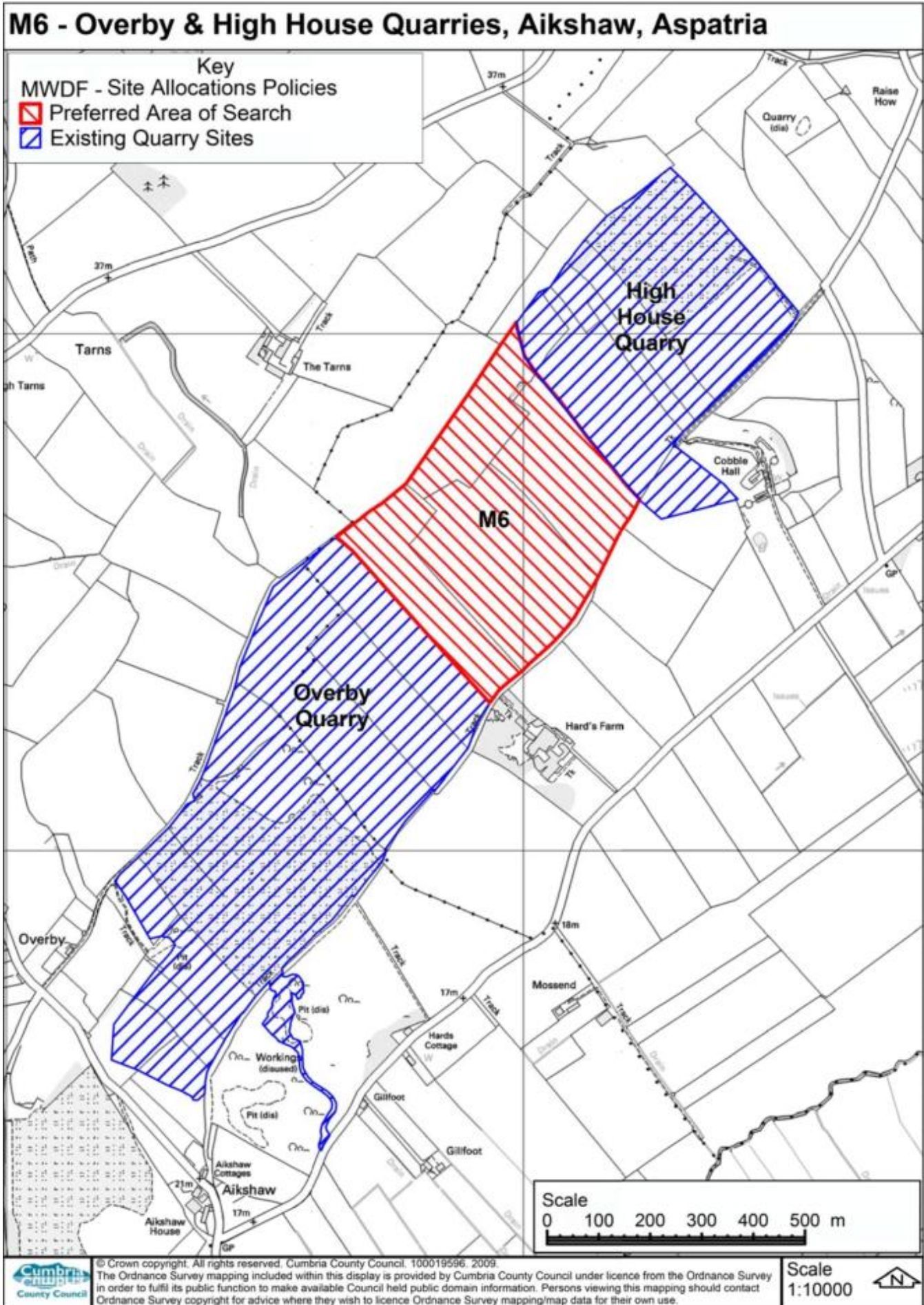
Safeguarding

- 150** The site lies within the Dean Cross DVOR Technical Site (1) safeguarding area.

Agricultural land classification

- 151** Grade 3 - greater than 60% likelihood of Best and Most Versatile land.

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M24 Derwent Howe Slag Bank, Workington

- 152** This site is already operational for secondary aggregate extraction. It is a proposed Mineral Safeguarding Area for this substantial resource.

Summaries of comments from previous consultation stages

- 153** Planning permission has been granted for a substantial mixed residential and commercial development to the south. Aggregate extraction would need to be phased to complement the phasing of that development in the interests of residential amenity. There is potential for similar development to the north, including a possible marina, where similar issues could arise. The rate of extraction could be an issue; at current rates it would take many years involving long term impacts. An increased rate of extraction could raise issues of amenity, traffic and infrastructure. Restoration would need to be at a suitable standard for different types of subsequent developments and for coastal protection, recognising the need to protect landscape quality, distinctiveness and character.
- 154** There are concerns about the deliverability of any extraction that may be proposed and the Mineral Safeguarding Area cannot be supported without further information. There is good access to the site via rail and sea, but all bar one road is via residential areas, so any traffic volume increase would have major implications. There is a public sewer passing through the site, requiring a 10m wide maintenance strip and no buildings or level changes in the proximity.

Environmental assets

- 155** The site lies within the Small Blue butterfly potential zone and is known locally for its skylark population. The western fringe of the site is coastal habitats above high water UK priority habitat. The River Derwent SSSI and River Derwent and Bassenthwaite Lake SAC lie 2km away. Siddick Ponds SSSI, which is also fen, marsh and swamp UK priority habitat, is 1.6km away. Harrington Reservoir LNR County Wildlife Site is 1.5km to the south, and Oldside CWS is 1.5km to the north.
- 156** The closest Conservation Area, St Michael's, lies 900m from the site. Workington Hall, Registered Historic Park and Gardens, lies 1.7km from the site. Workington Bridge, Listed Structure, is 2km away.
- 157** The site is adjacent to the Cumbria Coastal footpath.

Enhancement potential

- 158** This site is large enough to provide scope for significant wildlife habitat enhancement. The surveys in May-June 2009 of the old Corus site to the east of Derwent Howe, identify a very significant Small Blue butterfly population of County Wildlife Site quality; the site itself may support its own population. There may be restoration or landscaping potential for enhancement of habitat for Small Blue butterfly within this corridor along the north west coast. Any future work should aim to restore species-rich grassland, with native shrubs in sheltered areas, with an emphasis on restoration for butterflies and birds.
- 159** There are historic records (most recently 1987) of natterjack toads in the area; Herpetological Conservation Trust information is that these are now extinct. Consultation with Natural England and the Herpetological Society is recommended. There are currently no plans to reinstate the population, since there are no links to other populations.

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- 160** There are numerous archaeological remains on the site and in the vicinity. Evaluation and subsequent mitigation/interpretation would be required.
- 161** Recognition needs to be given to the role that Derwent Howe plays as a community resource and the contribution it makes to the local seascape character, in both operational and restoration phases.

Flood map zone

- 162** Adjacent to flood zone 3 and the slag bank provides sea defence.

Safeguarding

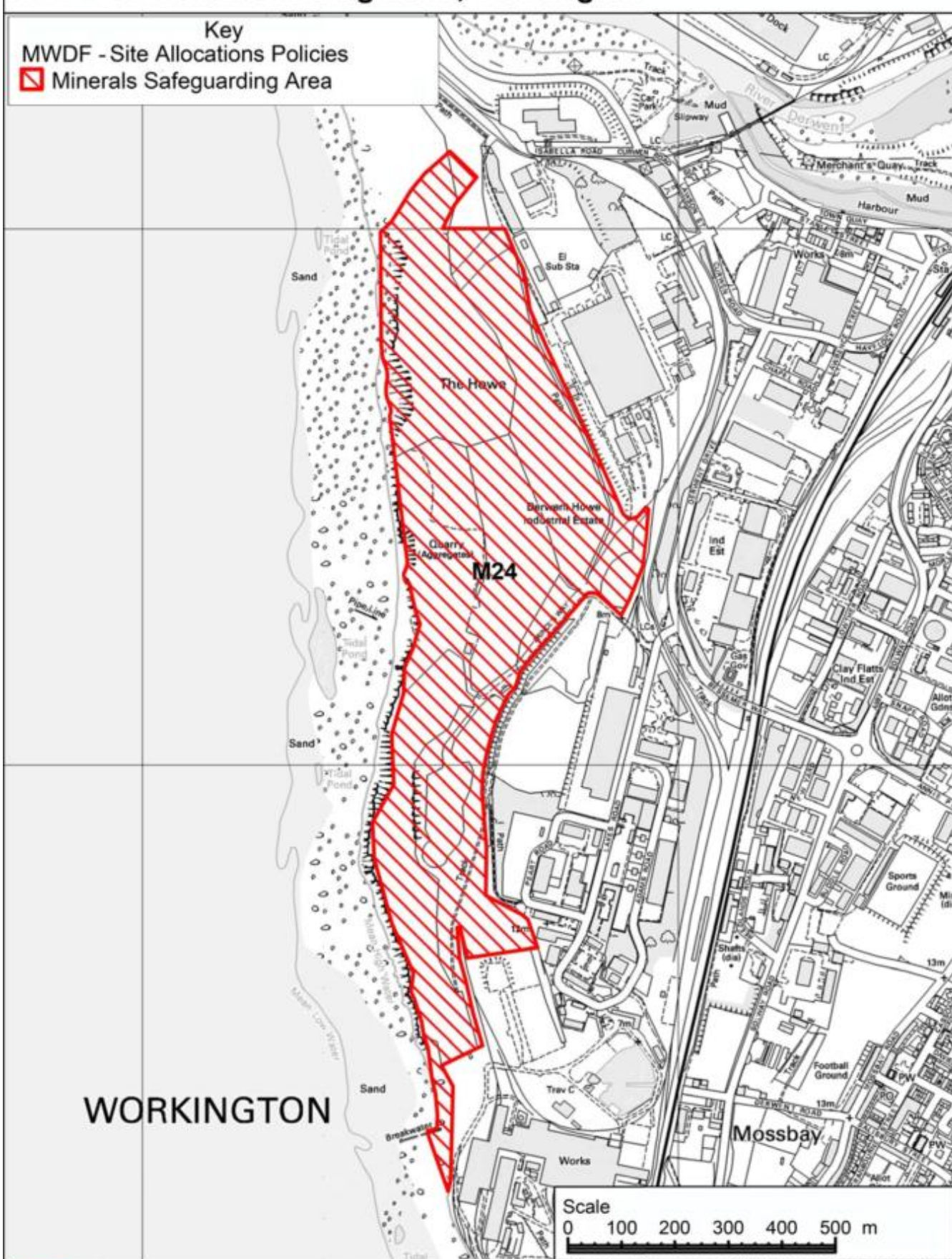
- 163** No safeguarding issues identified.

Agricultural Land Classification

- 164** Urban.

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M24 - Derwent Howe Slag Bank, Workington



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Other sites in Allerdale that have been considered

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AL5 St Michael's Park, Workington

- 165** This site has been removed from the lists because it is not deliverable. The owners have recently purchased it for other development.

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AL12 Derwent Howe, Workington

166 A site of around 3.8ha, but the developable area would be less. Not a preferred site.

Summary of comments from previous consultation stages

- 167** Objection because Derwent Howe is the focus of an ongoing regeneration scheme; to allocate a waste management site there could interfere with or have a negative impact on future developments.
- 168** The current wildlife interest of the land is unknown. There are historic records (most recently 1987) of natterjack toads in the surrounding areas; Herpetological Conservation Trust information is that these are now extinct. Consultation with Natural England and the Herpetological Society is recommended. There are currently no plans to reinstate the population, since there are no links to other populations, and because of the developed nature of this land.
- 169** The surveys in May-June 2009 of the old Corus site to the east of Derwent Howe, identify a very significant Small Blue butterfly population of County Wildlife Site quality (475 individuals seen at one time on circa 3ha). The Derwent Howe site may well support its own population, but also may provide an opportunity for enhancement. Derwent Howe is known locally for its skylark population.
- 170** The existing road infrastructure leading to the site is inadequate and the increase in vehicles this proposal would generate would necessitate major improvements to the highway network in this area of the town. Rail access could be achievable, as could access via the Port of Workington; however, the highway access would require junction improvements with Bessemer Way, possibly in the form of a roundabout. This proposal would be likely to have a major impact in this area of the town.

Environmental assets

- 171** Workington Hall – Registered Historic Park and Gardens is within 1.8km of the site. Information is required on the extent of modern disturbance at the site, which may require some archaeological mitigation. A public footpath runs along the western edge of the site.

Enhancement potential

- 172** There may be restoration or landscaping potential for enhancement of habitat for Small Blue butterfly within this corridor along the north west coast.

Flood map zone

- 173** No flood risk identified.

Safeguarding

- 174** No safeguarding issues identified.

Agricultural Land Classification

- 175** Urban.

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Sequential approach

176 A brownfield site at a town.

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AL12 - Derwent Howe, Workington



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - AL12 Derwent Howe, Workington

Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Proximity to waste arisings (by road)	Within 5 miles of the centre of main towns* or of Key Service Centres**	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	CS1, CS7, GDC1
	Within 5 - 10 miles of the centre of main towns or of Key Service Centres			NR1 – To improve local air quality and reduce greenhouse gas emissions		
	Greater than 10 miles from a town or Key Service Centre			SP5 – To improve the health and well being of people		
2. Accessibility	Access to existing rail facilities			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - improve access to recycling and composting services, where possible within local communities using sustainable transport choices?	CS1
	Access to existing primary road network	xx	Access improvements would be needed.			
	Potential for rail access	✓	Close to rail facilities in centre of Workington	SP2 – To improve access to services, facilities the countryside and open spaces		
	Access to proposed primary road network				- reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	
3. Sequential approach	Good local road accessibility					
	Previously developed land (Brownfield)	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Allocated for waste management or employment use and at a town or key service centre	✓✓		NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land?	

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Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Allocated for waste management or employment use but not at a town or key service centre				- seek to protect good quality agricultural land and greenfield sites as far as possible? Account will have to be taken of the proportion of brownfield land in the assessment	
4. Deliverability	No owner objection	?		No directly related SA objectives	No directly related SA criteria	
5. Flood Risk	Owner objection exists			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - alleviate flooding and flood contamination of water resources?	
	Zone 1 or no flood risk	✓✓				
	Zone 2					
	Zone 3a					
	Zone 3b (functional floodplain)			NR2 – To improve water quality and resources EN3 – To improve the quality of the built environment	- be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	
6. Other land uses	Conflict unlikely with other land use			No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					
7. Co-location potential	Large enough to accommodate more than one facility	✓✓		NR1 - To improve local air quality and reduce greenhouse gas emissions	Will the option: - minimise loss of greenfield sites or areas of open space?	
	Not large enough to accommodate more than one facility			NR3 – To restore and protect land and soil	Will site location criteria minimise the need for transport?	

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Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
				NR4 – Manage mineral resources sustainably and minimise waste SP5 - To improve the health and sense of well being of people		
8. Proximity to Housing	No houses within 250 metres Houses within 250 metres	✓✓		NR4 – Manage mineral resources sustainably and minimise waste NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	Will the option: - ensure that local air quality is not adversely affected by pollution? - limit the negative impact on people's health and well being?	
9. Environmental Assets	European/National sites, species or habitats Potential to enhance No impact Indirect adverse (site outside designated area) Direct adverse (site directly within designated area) Local sites or priority species/habitats Potential to enhance No impact	✓✓	Protection and enhancement of small blue butterfly habitat would be needed. Also potential to retain/create habitat links.	NR4 – Manage mineral resources sustainably and minimise waste EN1 – To protect and enhance biodiversity EN2 – To preserve enhance and manage landscape quality and character for future generations	Will the option: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous? - ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource? - minimise adverse impacts on species and habitats through human activities and development?	

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Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Requires mitigation/ compensatory measures - Indirect adverse (site outside designated area)	?	Possible mitigation for industrial archaeology interest. High quality landscaping scheme required by local plan policy.		-ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species? - take account of the impacts of climate change on biodiversity?	
	Requires compensatory measures for Direct adverse impact (site directly within designated area)					
10. Visual and landscape Impact	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks	✓✓		NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations EN3 – To improve the quality of the built environment	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes? - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings? - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets?	
	Site likely to adversely impact on nationally designated landscape areas					

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[illegible]

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AL19 Silloth Airfield, East Causewayhead, Silloth

- 177 This particular site, with an area of around 1.5ha, was put forward for built waste management facilities, but is considered to be too small. There are planning permissions elsewhere on this former airfield, for green waste composting, In Vessel Composting for food wastes and for inert waste recycling. There may be other opportunities, so the assessment has also looked at the whole airfield area. It is considered to be too remote from main sources of waste arisings and from the primary route network - this is not a preferred site.

Summary of comments from previous consultation stages

- 178 The site is acceptable, especially as it would provide waste management facilities in north Allerdale.
- 179 Otters frequent Causewayhead Beck on the other side of the road. A significant increase in traffic may result in an increased risk to otters and some form of mitigation to address this should be incorporated into any scheme.
- 180 There would be limited potential for pollution of Causewayhead Beck, which is 1.1km from the Solway SSSI/SAC/SPA/Ramsar site. Skinburness Marsh on the coast is also a Site of Invertebrate Importance and a Natterjack Toad Site, which extends slightly further inland than the nationally designated sites, but still no nearer to AL19.
- 181 This site is considered to be the least appropriate with regards to accessibility and highway safety. It has an inappropriate vehicular access in relation to visibility onto the B5302 and the general road network surrounding the site is unsuitable for a major increase in heavy traffic.
- 182 The site has poor access, which is through a farm, and is also used as access for two other properties. The north end of the runway, which is already used for waste management purposes, would be preferred.

Environmental assets

- 183 The Solway Firth SAC, Upper Solway Flats and Marshes SPA, Upper Solway Flats and Marshes Ramsar, Solway Flats and Marshes SSSI and Solway Coast AONB are adjacent to the site. It is within the Visual Impact Zone of the Hadrian's Wall World Heritage Site. Silloth and Mawbray Bank SSSI is within 1.3 km.
- 184 National Cycle Route 72 is adjacent to the site.
- 185 No archaeological work is recommended.

Enhancement potential

- 186 Depending on the scale of development, there does not appear to be much potential for habitat enhancement, except for use of native species in a landscaping scheme.

Flood map zone

- 187 Partially in Flood Zones 2 and 3.

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Safeguarding

- 188** Within Silloth Technical Site Safeguarding Area (consult MoD) and HSE Safeguarding Area (CARR Fertilizer Ltd.)

Agricultural Land Classification

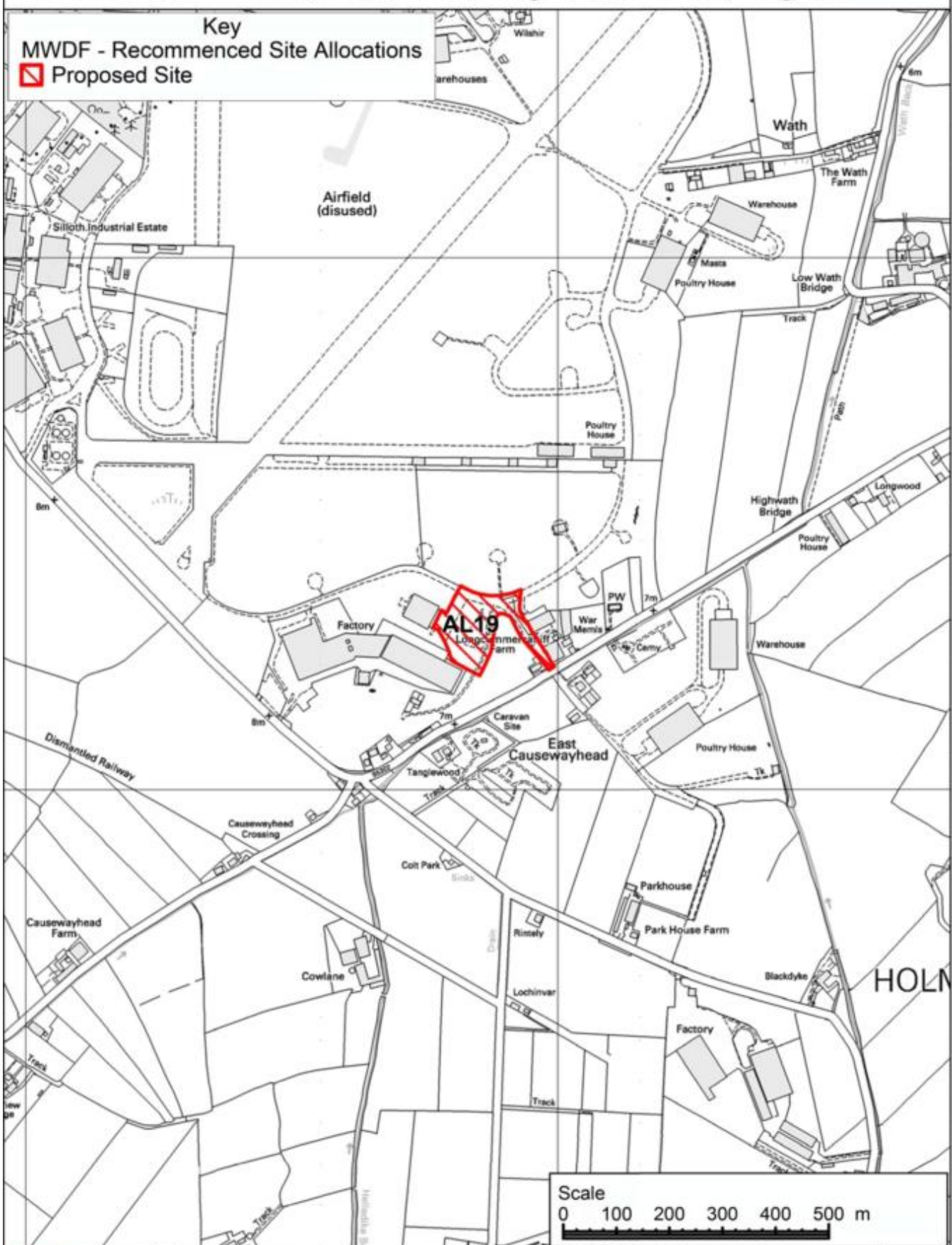
- 189** Grade 3 - greater than 60% likelihood that this is Best and Most Versatile land.

Sequential approach

- 190** Brownfield, at a Key Service Centre.

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AL19 - Silloth Airfield, East Causewayhead, Silloth, Wigton



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - AL19 Silloth Airfield, East Causewayhead, Silloth

Site selection criteria	Description/ Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Proximity to waste arisings (by road)	Within 5 miles of the centre of main towns* or of Key Service Centres**	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	CS1, CS7, GDC1
	Within 5 - 10 miles of the centre of main towns or of Key Service Centres			NR1 – To improve local air quality and reduce greenhouse gas emissions		
	Greater than 10 miles from a town or Key Service Centre			SP5 – To improve the health and well being of people		
2. Accessibility	Access to existing rail facilities			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - improve access to recycling and composting services, where possible within local communities using sustainable transport choices?	CS1
	Access to existing primary road network					
	Potential for rail access	XX		SP2 – To improve access to services, facilities the countryside and open spaces		
	Access to proposed primary road network					
3. Sequential approach	Good local road accessibility	XX	Poor visibility at access and local road network unsuitable for a major increase in lorry traffic.		- reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	
	Previously developed land (Brownfield)	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Allocated for waste management or employment use and at a town or key service centre	✓✓		NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land?	

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	Allocated for waste management or employment use but not at a town or key service centre				<p>- seek to protect good quality agricultural land and greenfield sites as far as possible?</p> <p>Account will have to be taken of the proportion of brownfield land in the assessment</p>	
4. Deliverability	No owner objection Owner objection exists	?			No directly related SA objectives	No directly related SA criteria
5. Flood Risk	Zone 1 or no flood risk				NR4 – Manage mineral resources sustainably and minimise waste NR2 – To improve water quality and resources EN3 – To improve the quality of the built environment	Will the option: - alleviate flooding and flood contamination of water resources? - be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?
	Zone 2					
	Zone 3a	X				
	Zone 3b (functional floodplain)					
6. Other land uses	Conflict unlikely with other land use				No directly related SA objectives	No directly related SA criteria
	Conflict likely with other land use	X				
7. Co-location potential	Large enough to accommodate more than one facility				NR1 - To improve local air quality and reduce greenhouse gas emissions NR3 – To restore and protect land and soil NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - minimise loss of greenfield sites or areas of open space? Will site location criteria minimise the need for transport?
	Not large enough to accommodate more than one facility	X				

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					SP5 - To improve the health and sense of well being of people		
					NR4 – Manage mineral resources sustainably and minimise waste NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	Will the option: - ensure that local air quality is not adversely affected by pollution? - limit the negative impact on people's health and well being?	
					NR4 – Manage mineral resources sustainably and minimise waste EN1 – To protect and enhance biodiversity EN2 – To preserve enhance and manage landscape quality and character for future generations	Will the option: - minimise adverse impacts on species and habitats through human activities and development? - ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species? - take account of the impacts of climate change on biodiversity? - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
8. Proximity to Housing	No houses within 250 metres						
	Houses within 250 metres	X		Development at the site would only affect one or two houses close to the site entrance.			
9. Environmental Assets	European/National sites, species or habitats						
	Potential to enhance						
	No impact						
	Indirect adverse (site outside designated area)	X		The airfield adjoins the Solway Firth SAC, SPA, Ramsar and SSSI. Requires Habitats Regs Assessment. Also within Hadrian's Wall World Heritage Site Visual Impact Zone			
	Direct adverse (site directly within designated area)						
	Local sites or priority species/habitats						
	Potential to enhance						
	No impact						
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	✓					

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	Requires compensatory measures for Direct adverse impact (site directly within designated area)				- ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?
10. Visual and landscape Impact	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks	X	The airfield adjoins the Solway Coast AONB.	NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations EN3 – To improve the quality of the built environment	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes? - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings? - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets? - conserve features of historic and architectural importance? - promote energy efficiency, the use of locally sourced materials and low impact operation?
	Site likely to adversely impact on nationally designated landscape areas				

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11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓		NR4 – Manage mineral resources sustainably and minimise waste EC1 – To retain existing jobs and create new employment opportunities EC2 – To improve access to jobs EC3 – To diversify and strengthen the local economy	Will the option: - stimulate private sector investment – generally and within the waste management sector? - stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies?
	Demonstrable adverse impact on inward investment				
12. Safeguarding	Not affecting safeguarding procedures/zones***			No directly related SA objectives	No directly related SA criteria
	Conflict with safeguarding procedures/zones	?	Falls within Silloth Technical Site safeguarding area (MoD) and HSE safeguarding (Carm Fertiliser Ltd) – unlikely to impact.		
Summary of overall assessment: A site which is considered to be too small, remote from main sources of waste arisings and from the primary route network. Old buildings elsewhere, on or around the disused airfield, have permission for waste management uses, and there may be potential for similar uses in others. The airfield itself has been included in the assessment, not just this small site.					

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AL30 Innovia, Station Road, Wigton

- 191** This site was suggested by the company for an Energy from Waste plant. It wishes to generate some of its own, very high energy requirements for manufacturing polyethylene and polypropylene.
- 192** The main constraint appears to be that the land is within the functional floodplain. A detailed flood risk assessment would be needed to show whether it can be developed; because of this uncertainty the site is not preferred.
- 193** It is considered that the issues raised in the recent consultation responses could be addressed at the detailed planning application stage. Access issues would be a consideration, but there is an existing rail siding within the site.
- 194** The Habitats Regulations Assessment concludes that this site would not have impacts on the South Solway Mosses SAC, but that a flood risk assessment may need to assess potential impacts on the more distant SAC and SPA on the Solway Firth.

Summary of comments from previous consultation stages

- 195** No Energy from Waste plants should be permitted.
- 196** Support gaining energy from waste that is not able to be recycled.
- 197** EfW plants need to be built at optimum efficiency, capacity, design and size, to primarily accommodate Cumbrian wastes.
- 198** This site needs surveying as there may be wildlife interest. There are records for common lizards and otters on the site. Otters have been recorded on the beck circa 300m east, but the industrial estate seems to have broken the stream corridor - need to check if this is open or culverted. The presence of these sensitive/protected species is not necessarily a barrier to allocation or development, but needs to be taken into account and the developer would need to be aware of the presence of protected species and the need for mitigation.
- 199** There was an objection to this site being put forward for waste management, as a preferred site over Lillyhall and Bennett Bank.
- 200** The site was considered acceptable in principle, subject to no adverse impact on the local community in terms of traffic movements, odour and noise nuisance.
- 201** This would be an ideal site if the road infrastructure could be improved. There is no easy access to the site by road - the only access is via the Innovia entrance - though the site itself is very close to the A596. Rail links could be easily achieved as there is already a rail siding leading into this area.

Summary of comments from the Regulation 25 consultation stage

- 202** The highway authority comment is that access would need to be improved. English Heritage considers that the impact on the setting of the Conservation Area will need to be assessed and mitigated, and that advice should be sought on archaeological mitigation and interpretation of the Roman remains. United Utilities commented that there is a trunk water main passing through the site, requiring a 5m wide maintenance strip and no building or level changes in

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the proximity. The Environment Agency commented that the site is located either in close proximity to groundwater abstractions or within a defined groundwater source protection zone. This will place greater emphasis on the pollution control measures for the site.

Environmental assets

- 203** Brickworks Pond County Wildlife Site lies 1.95km away. The closest area of UK Priority Habitat - coastal and floodplain grazing marsh - lies 950m north of the site. From the Key Species records information, Grayling and Wall butterflies, kingfishers and whiskered bats are in the locality, and great crested newts are recorded at around 1.5km distance.
- 204** The Wigton Conservation Area lies within 240m. There is potential for Roman remains at the site, for which mitigation could be required.

Enhancement potential

- 205** Generally, there seems to be a dearth of recognised wildlife features in the Wigton area. This site may have scope for significant enhancement, e.g. great crested newt ponds and perhaps in relation to otters and reptiles generally. There is also potential for enhancement of the site margins, and along the beck, by hedgerow creation.

Flood map zone

- 206** Within zone 3b, the functional floodplain.

Safeguarding

- 207** No safeguarding issues identified.

Agricultural Land Classification

- 208** Urban.

Sequential approach

- 209** Brownfield at a Key Service Centre

Key
MWDF - Site Allocations Policies
Preferred Site

AL30

WIGTON CP

Scale
 0 100 200 300 400 500 m

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WASTE MANAGEMENT SITE SCORING MATRIX - AL30 Innovia, Wigton

Site selection criteria	Description/Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Proximity to waste arisings (by road)	Within 5 miles of the centre of main towns* or of Key Service Centres**	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	CS1, CS7, GDC1
	Within 5 - 10 miles of the centre of main towns or of Key Service Centres			NR1 – To improve local air quality and reduce greenhouse gas emissions		
	Greater than 10 miles from a town or Key Service Centre			SP5 – To improve the health and well being of people		
2. Accessibility	Access to existing rail facilities	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - improve access to recycling and composting services, where possible within local communities using sustainable transport choices?	CS1
	Access to existing primary road network	✓✓		SP2 – To improve access to services, facilities the countryside and open spaces		
	Potential for rail access					
	Access to proposed primary road network					
3. Sequential approach	Good local road accessibility				- reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	
	Previously developed land (Brownfield)	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Allocated for waste management or employment use and at a town or key service centre	X		NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land?	

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	Allocated for waste management or employment use but not at a town or key service centre					<p>- seek to protect good quality agricultural land and greenfield sites as far as possible?</p> <p>Account will have to be taken of the proportion of brownfield land in the assessment</p>	
4. Deliverability	No owner objection	✓✓			No directly related SA objectives	No directly related SA criteria	
5. Flood Risk	Owner objection exists						
	Zone 1 or no flood risk				NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	
	Zone 2					- alleviate flooding and flood contamination of water resources?	
	Zone 3a					- be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	
6. Other land uses	Zone 3b (functional floodplain)	XX			NR2 – To improve water quality and resources EN3 – To improve the quality of the built environment		
	Conflict unlikely with other land use	✓✓			No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use						
	Large enough to accommodate more than one facility	0		Owner not wanting other facilities	NR1 - To improve local air quality and reduce greenhouse gas emissions NR3 – To restore and protect land and soil NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - minimise loss of greenfield sites or areas of open space? Will site location criteria minimise the need for transport?	
7. Co-location potential	Not large enough to accommodate more than one facility						

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				SP5 - To improve the health and sense of well being of people			
				NR4 – Manage mineral resources sustainably and minimise waste NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	Will the option: - ensure that local air quality is not adversely affected by pollution? - limit the negative impact on people's health and well being?		
				NR4 – Manage mineral resources sustainably and minimise waste EN1 – To protect and enhance biodiversity EN2 – To preserve enhance and manage landscape quality and character for future generations	Will the option: - minimise adverse impacts on species and habitats through human activities and development? - ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species? - take account of the impacts of climate change on biodiversity? - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?		
8. Proximity to Housing	No houses within 250 metres						
	Houses within 250 metres	XX	Around 240 properties				
9. Environmental Assets	European/National sites, species or habitats						
	Potential to enhance		Significant enhancement potential in an area with a dearth of recognised wildlife features.				
	No impact						
	Indirect adverse (site outside designated area)						
	Direct adverse (site directly within designated area)						
	Local sites or priority species/habitats						
	Potential to enhance						
	No impact						
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	?	Potential for Roman remains; mitigation may be required.				

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	Requires compensatory measures for Direct adverse impact (site directly within designated area)				- ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?
10. Visual and landscape Impact	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks	✓✓		<p>NR4 – Manage mineral resources sustainably and minimise waste</p> <p>EN2 – To preserve, enhance and manage landscape quality and character for future generations</p> <p>EN3 – To improve the quality of the built environment</p>	<p>Will the option:</p> <ul style="list-style-type: none"> - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes? - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings? - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets? - conserve features of historic and architectural importance? - promote energy efficiency, the use of locally sourced materials and low impact operation?
	Site likely to adversely impact on nationally designated landscape areas				

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11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓✓	CHP plant would benefit adjacent high energy use works complex	NR4 – Manage mineral resources sustainably and minimise waste EC1 – To retain existing jobs and create new employment opportunities EC2 – To improve access to jobs EC3 – To diversify and strengthen the local economy	Will the option: - stimulate private sector investment – generally and within the waste management sector? - stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies?
	Demonstrable adverse impact on inward investment				
	Not affecting safeguarding procedures/zones***	✓✓		No directly related SA objectives	No directly related SA criteria
	Conflict with safeguarding procedures/zones				
Summary of overall assessment: Small brownfield site within the Innovia complex, which uses a lot of electricity. A CHP plant would help safeguard the viability of this important local employer. Potential for wildlife enhancement. Requires detailed flood risk assessment, as the site is currently identified as falling within a functional floodplain.					

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AL36 Glasson Industrial Estate, Maryport

- 210** This site was not identified in the 2007 consultations. It has been considered for a replacement of the existing, nearby Maryport HWRC. It is not a preferred site.

Environmental assets

- 211** This site falls within the Small Blue butterfly potential zone.
- 212** Maryport Harbour SSSI lies 225m away; Flimby to Maryport Coast County Wildlife Site 300m; Ewanrigg Wetlands CWS 580m; The Arches (Ewanrigg) CWS 740m; UK priority habitat - coastal habitats above high water - 890m; Hen Gill Wood Ancient Woodland, which is also UK priority habitat - semi-natural woodland - 1.2km; Maryport Foreshore Regionally Important Geomorphological Site 1.5km; Siddick (Flimby Coast) CWS 1.5km; Flimby Great Wood CWS and Ancient Woodland 1.7km.
- 213** Maryport Conservation Area lies 100m away; the closest Listed Building (the Station Hotel) 120m; the closest Scheduled Ancient Monument (SAM), which is Castle Hill Motte, lies 280m away; and SAM Romano-British settlement at Ewanrigg is 550m. Hadrian's Wall World Heritage Site Visual Impact Zone is 1.3km away.
- 214** Solway Coast AONB lies 1.3km away, across the town.
- 215** National Cycle Route 72 lies 400m away.

Enhancement potential

- 216** A constrained site with limited potential.

Flood map zone

- 217** Partially within the Functional Flood Plain, Zone 3 and Zone 2.

Safeguarding

- 218** Site falls within Dean Cross DVOR Technical Site (1) safeguarding zone.

Agricultural Land Classification

- 219** Urban.

Sequential approach

- 220** Brownfield site at a Key Service Centre.

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WASTE MANAGEMENT SITE SCORING MATRIX - AL36 Glasson Industrial Estate, Maryport

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Proximity to waste arisings (by road)	Within 5 miles of the centre of main towns* or of Key Service Centres**	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	CS1, CS7, GDC1
	Within 5 - 10 miles of the centre of main towns or of Key Service Centres			NR1 – To improve local air quality and reduce greenhouse gas emissions		
	Greater than 10 miles from a town or Key Service Centre			SP5 – To improve the health and well being of people		
2. Accessibility	Access to existing rail facilities			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - improve access to recycling and composting services, where possible within local communities using sustainable transport choices?	CS1
	Access to existing primary road network	✓✓				
	Potential for rail access	0	N/A for HWRC	SP2 – To improve access to services, facilities the countryside and open spaces		
	Access to proposed primary road network					
3. Sequential approach	Good local road accessibility				- reduce waste miles by road and promote the movement of waste by rail and limit or reduce the emission of climate change gases and other air pollutants as a result?	
	Previously developed land (Brownfield)	✓✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Greenfield					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Allocated for waste management or employment use and at a town or key service centre	✓✓	Employment allocation	NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land? - seek to protect good quality agricultural land and greenfield sites as far as possible? - account will have to be taken of the proportion of brownfield land in the assessment	
	Allocated for waste management or employment use but not at a town or key service centre					
4. Deliverability	No owner objection	?		No directly related SA objectives	No directly related SA criteria	
5. Flood Risk	Owner objection exists					
	Zone 1 or no flood risk			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - alleviate flooding and flood contamination of water resources?	
	Zone 2					
	Zone 3a			NR2 – To improve water quality and resources	- be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	
	Zone 3b (functional floodplain)	xx	adjacent to south and west of site boundary	EN3 – To improve the quality of the built environment		
6. Other land uses	Conflict unlikely with other land use	?	Shared access with other industrial units	No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					
7. Co-location potential	Large enough to accommodate more than one facility	0	N/A for HWRC	NR1 - To improve local air quality and reduce greenhouse gas emissions	Will the option: - minimise loss of greenfield sites or areas of open space?	

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Not large enough to accommodate more than one facility			<p>NR3 – To restore and protect land and soil</p> <p>NR4 – Manage mineral resources sustainably and minimise waste</p> <p>SP5 - To improve the health and sense of well being of people</p>	Will site location criteria minimise the need for transport?	
8. Proximity to Housing	No houses within 250 metres			NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	
	Houses within 250 metres	xx	Approximately 370 houses within 250m, including 2 adjacent to site boundary	NR1 – To improve local air quality and reduce greenhouse gas emissions	- ensure that local air quality is not adversely affected by pollution? - limit the negative impact on people's health and well being?	
				SP5 – To improve the health and well being of people		
9. Environmental Assets	European/National sites, species or habitats			NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	
	Potential to enhance	✓✓	Site lies within the small blue butterfly corridor - protection and enhancement of its habitat would be needed.	EN1 – To protect and enhance biodiversity	- minimise adverse impacts on species and habitats through human activities and development?	
	No impact			EN2 – To preserve enhance and manage landscape quality and character for future generations	- ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species?	
	Indirect adverse (site outside designated area)		May require assessment – Maryport Harbour SSSI lies 225m away from the site and Maryport Conservation Area is 100m away.			

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Direct adverse (site directly within designated area)				- take account of the impacts of climate change on biodiversity?	
	Local sites or priority species/habitats				- protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	Potential to enhance					
	No impact	✓			- ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?	
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)					
10. Visual and landscape Impact	Requires compensatory measures for Direct adverse impact (site directly within designated area)					
	Site not likely to impact on nationally designated landscape areas	✓✓	Solway Coast AONB lies 1.3km north, on the other side of Maryport	NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations EN3 – To improve the quality of the built environment	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes? - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings?	
	Site likely to adversely impact on nationally designated landscape areas					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
					<ul style="list-style-type: none"> - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets? - conserve features of historic and architectural importance? - promote energy efficiency, the use of locally sourced materials and low impact operation? 	
11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓✓	Relocation of the existing HWRG would be in the interests of regeneration in Maryport.	NR4 – Manage mineral resources sustainably and minimise waste EC1 – To retain existing jobs and create new employment opportunities EC2 – To improve access to jobs EC3 – To diversify and strengthen the local economy	Will the option: <ul style="list-style-type: none"> - stimulate private sector investment – generally and within the waste management sector? - stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies? 	
	Demonstrable adverse impact on inward investment					
12. Safeguarding	Not affecting safeguarding procedures/zones***			No directly related SA objectives	No directly related SA criteria	

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Report
	Conflict with safeguarding procedures/zones	?	Site falls within Dean Cross DVOR Technical Site (1) safeguarding area, but is unlikely to impact.			Report
Summary of overall assessment: Near to the existing HWRC; readily accessible from Maryport. Very close to housing, so not a preferred site.						

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M28 Broughton Moor, Great Broughton

- 221** This site of the former Royal Naval Armament Depot, also known as Derwent Forest, was not identified in the 2007 consultations. It has been put forward for consideration as both a Mineral Safeguarding Area and an Area of Search for shallow coal resources.
- 222** The Site Allocations Policies do not include any proposals for the Derwent Forest site. It is within an area of shallow coal resources identified by the British Geological Survey and is, accordingly, within a proposed Mineral Safeguarding Area. That means that the presence of the coal should be taken into account in any development proposals. Derwent Forest is being considered for a major regeneration initiative, by Allerdale Borough and the County Council. One of the main issues is likely to be whether coal extraction could aid the implementation of the regeneration scheme or would have an adverse impact upon it.

Environmental assets

- 223** This site is around 550 metres from the River Derwent and Bassenthwaite Lake SAC and the River Derwent and Tributaries SSSI. Camerton Wood and Bottom Wood Ancient Woodlands, semi-natural woodland UK Priority Habitat and Ribton Hall CWS are within the site; an adjacent field is an un-named CWS and Broughton Moor Ponds CWS is across the road from the site. Broughton Moor Ponds (2) CWS is 820m away, Israel Gill CWS is around 280m from the site, Flimby Great Wood CWS 500m and Flimby Great Wood Ancient Woodland 500m. Much of the site consists of open mosaic habitats on previously developed land UK Priority Habitat.
- 224** Great crested newts have been recorded at Broughton Moor Ponds CWS, Ribton Wood Pond and also Flamriggs Gill Ponds within the site. Red squirrels are known to frequent the area. There are also records for bats (common pipistrelle and Daubenton's), barn owls, reptiles and breeding, possibly over-wintering, birds.
- 225** There are public footpaths on north and south west boundaries and cycle route 71 is on the southern boundary.

Enhancement potential

- 226** This is the largest area of brownfield in the UK and is a site with existing environmental assets and considerable potential in a restoration scheme. The site has been earmarked for a major regeneration scheme. Development of this site will require significant protection, mitigation and compensation measures to be in conformity with the regional and national biodiversity policy and legislation.
- 227** Further recording of Broughton Moor's industrial/defence heritage is recommended.

Flood map zone

- 228** No flood risk identified.

Safeguarding

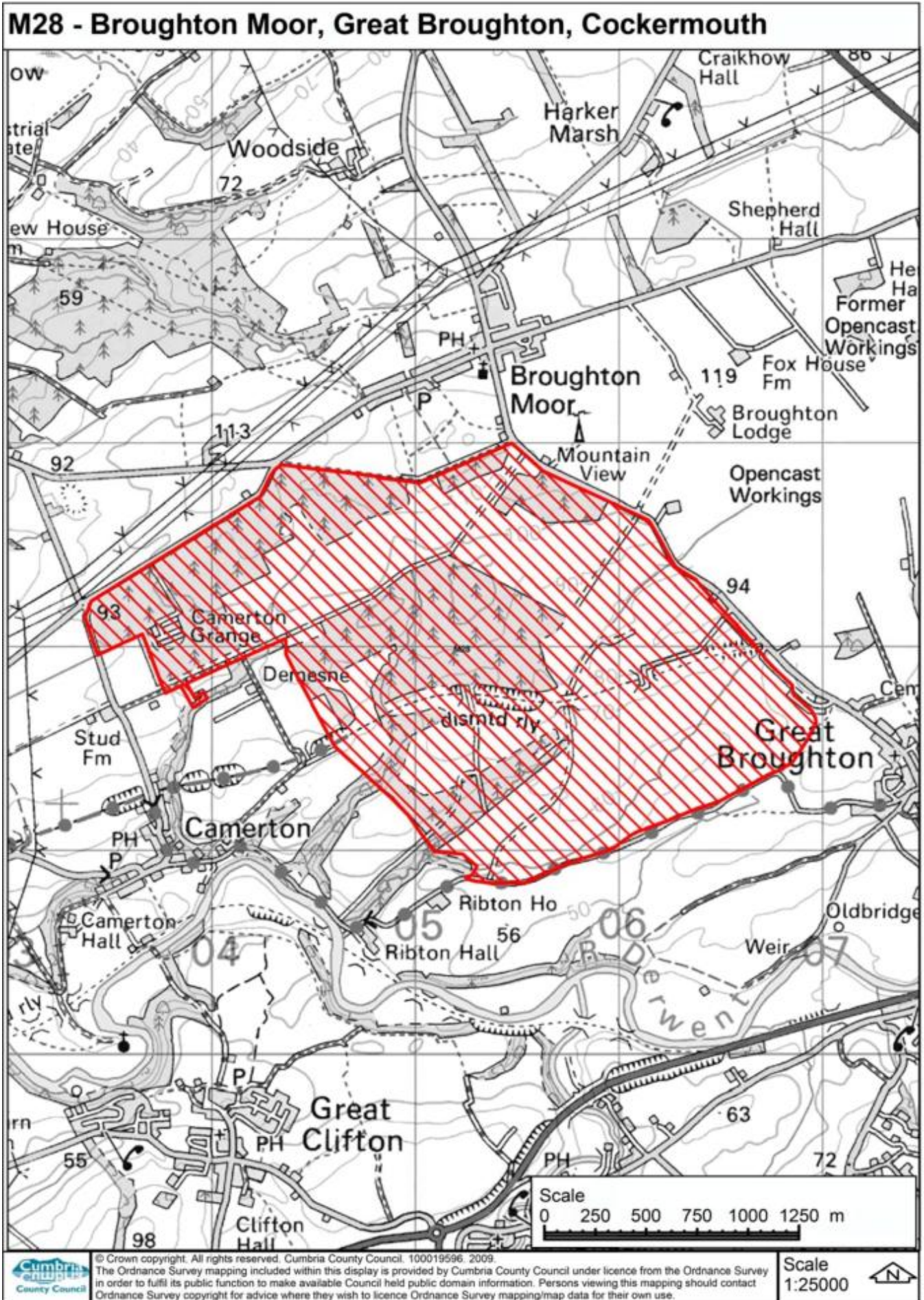
- 229** The site is within the safeguarding area for Dean Cross DVOR technical site and the Bothel to Seaton gas pipeline.

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Agricultural Land Classification


230 Grade 6 - non-agricultural land.

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MINERALS SITE SCORING MATRIX - M28 Broughton Moor, Great Broughton

Site selection criteria	Description/ Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Accessibility	Access to existing rail facilities			NR4 – To manage mineral resources sustainably and minimise waste SP5 - To improve the health and sense of well being of people	Will the option: - minimise the need for the transport of minerals and aggregates?	CS1
	Access to existing primary road network	x	Prospective coal extraction scheme would use conveyors not lorries to remove coal from site.			
	Potential for rail access	?	See AL32 suggested site for rail sidings at Siddick			
	Access to proposed primary road network					
	Good local road accessibility					
2. Deliverability	No owner objection Owner objection exists		Relationship of shallow coal resources safeguarding area to any regeneration schemes for site needs to be assessed.	No directly related SA objectives	No directly related SA criteria	
3. Flood Risk	Zone 1 or no flood risk		✓	NR4 – Manage mineral resources sustainably and minimise waste NR2 – To protect and improve water quality and resources EN3 – To improve the quality of the built environment	Will the option: - alleviate flooding and flood contamination of water resources? - be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	See GDC policy 13 – Flood Risk
	Zone 2					
	Zone 3a					
	Zone 3b (functional floodplain)					
4. Other land uses	Conflict unlikely with other land use			No directly related SA objectives	No directly related SA criteria	

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Site selection criteria	Description/ Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
5. Proximity to Housing	Conflict likely with other land use	?	Relationship of shallow coal resources safeguarding area to regeneration schemes for site needs to be assessed.			
	Not large enough to accommodate more than one facility					
	No houses within 250 metres			NR4 – Manage mineral resources sustainably and minimise waste NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	Will the option: - ensure that local air quality is not adversely affected by pollution? - limit the negative impact on people's health and well being?	
6. Environmental Assets	European/National sites, species or habitats					
	Potential to enhance		Potential in a restoration scheme and through long term management	EN1 – To protect and enhance biodiversity EN2 – To preserve enhance and manage landscape quality and character for future generations	Will the option: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous? - ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource? - minimise adverse impacts on species and habitats through human activities and development?	
	No impact					
	Indirect adverse (site outside designated area)	?	550m from the River Derwent and Bassenthwaite Lake SAC – see Habitats Regs Assessment			
	Direct adverse (site directly within designated area)		UK Priority Habitat (semi-natural woodland) within the site, but due to size of site, this could be avoided. May be impact on protected species and their habitat.			

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Site selection criteria	Description/ Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Local site or for biodiversity priority species/habitat					
	Potential to enhance		Potential in a restoration scheme ✓✓		- ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species? - take account of the impacts of climate change on biodiversity?	
	No impact					
	Requires mitigation/ compensatory measures - Indirect adverse (site outside designated area)	?	County Wildlife Site adjacent to the site on the north boundary. Broughton Moor Ponds County Wildlife Site is across the road (great crested newts present).			
	Requires mitigation/compensatory measures for Direct adverse impact (site directly within designated area)	?	Ribton Hall County Wildlife Site within the site, but due to size of site, this could be avoided.			
7. Visual and landscape Impact	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks Site likely to adversely impact on nationally designated landscape areas		✓✓	NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations EN3 – To improve the quality of the built environment	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes?	

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Site selection criteria	Description/ Characteristic	Score	Comment/ Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
					<ul style="list-style-type: none"> - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings? - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets? - conserve features of historic and architectural importance? - promote energy efficiency, the use of locally sourced materials and low impact operation? 	
8. Economic Potential	<p>Likely to be part of, or aid regeneration and/or safeguard jobs</p> <p>Demonstrable adverse impact on inward investment</p>		<p>Potential for development to contribute to the regeneration scheme – needs to be assessed.</p> <p>?</p>	<p>NR4 – Manage mineral resources sustainably and minimise waste</p> <p>EC1 – To retain existing jobs and create new employment opportunities</p> <p>EC2 – To improve access to jobs</p> <p>EC3 – To diversify and strengthen the local economy</p>	<p>Will the option:</p> <ul style="list-style-type: none"> - stimulate private sector investment? - stimulate economic diversification? - stimulate innovation and research? 	

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[illegible]

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M32 Goodyhills, Aikshaw, Aspatria

- 231** This is part of an Area of Search that was shown in the Minerals and Waste Local Plan. It was put forward for consideration as a Preferred Area or Area of Search for sand and gravel in these Site Allocations Policies. It falls within a proposed Mineral Safeguarding Area. It is considered unlikely that additional reserves of sand and gravel will be needed within the plan period because of recent planning permissions for Overby and High House quarries. Land between those quarries is proposed as an Area of Search (M6), but unlikely to be needed within the plan period.

Environmental assets

- 232** This site is adjacent to Hangingshaw Moss and Cowgate County Wildlife Sites; 45m from Tarn Dubbs County Wildlife Site; 260m from the Hadrian's Wall Visual Impact Zone; 500m from Overby Sandpit Regionally Important Geomorphological Site (RIGS); and 1km from New Cowper Meadows CWS.

- 233** A public footpath crosses the site.

Enhancement potential

- 234** In restoration schemes.

Flood map zone

- 235** No flood risk identified.

Safeguarding

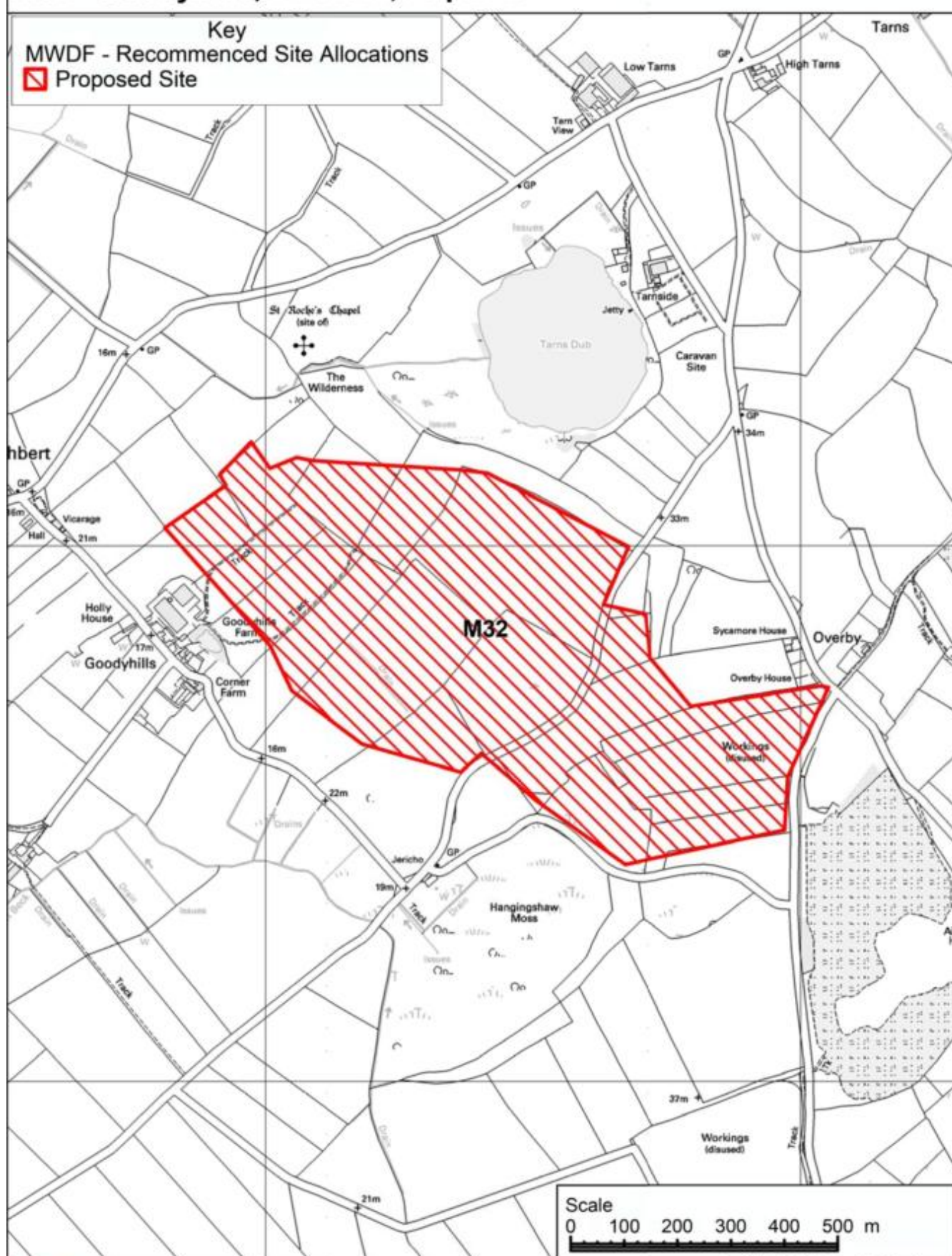
- 236** The site is within the safeguarding area for Dean Cross DVOR Technical Site (1).

Agricultural Land Classification

- 237** Grade 3 - greater than 60% likelihood that this is Best and Most Versatile land.

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M32 - Goodyhills, Aikshaw, Aspatria



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MINERALS SITE SCORING MATRIX - M32 Goodyhills, Aikshaw, Aspatria

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
1. Accessibility	Access to existing rail facilities			NR4 – To manage mineral resources sustainably and minimise waste	Will the option: - minimise the need for the transport of minerals and aggregates?	CS1
	Access to existing primary road network	x				
	Potential for rail access	xx		SP5 - To improve the health and sense of well being of people		
	Access to proposed primary road network					
	Good local road accessibility					
2. Deliverability	No owner objection	?		No directly related SA objectives	No directly related SA criteria	
3. Flood Risk	Owner objection exists			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - alleviate flooding and flood contamination of water resources?	See GDC policy 13 – Flood Risk
	Zone 1 or no flood risk	✓✓				
	Zone 2					
	Zone 3a					
	Zone 3b (functional floodplain)			NR2 – To protect and improve water quality and resources EN3 – To improve the quality of the built environment	- be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	
4. Other land uses	Conflict unlikely with other land use	✓✓		No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					
	Not large enough to accommodate more than one facility					
5. Proximity to Housing	No houses within 250 metres			NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - ensure that local air quality is not adversely affected by pollution?	
	Houses within 250 metres	xx	11 properties			

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
				<p>NR1 – To improve local air quality and reduce greenhouse gas emissions</p> <p>SP5 – To improve the health and well being of people</p>	<p>- limit the negative impact on people's health and well being?</p>	
6. Environmental Assets	European/National sites, species or habitats			<p>EN1 – To protect and enhance biodiversity</p> <p>EN2 – To preserve enhance and manage landscape quality and character for future generations</p>	<p>Will the option:</p> <ul style="list-style-type: none"> - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous? - ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource? - minimise adverse impacts on species and habitats through human activities and development? - ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species? - take account of the impacts of climate change on biodiversity? 	
	Potential to enhance					
	No impact	✓				
	Indirect adverse (site outside designated area)					
	Direct adverse (site directly within designated area)					
	Local site or for biodiversity priority species/habitat					
	Potential to enhance	?	Possible potential in restoration.			
	No impact					
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	?	45m from Tarn Dubbs County Wildlife Site			
	Requires mitigation/compensatory measures for Direct adverse impact (site directly within designated area)		Mostly within the goose/swan important area, unlikely to have adverse impact.			

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
7. Visual and landscape Impact	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks	✓✓		<p>NR4 – Manage mineral resources sustainably and minimise waste</p> <p>EN2 – To preserve, enhance and manage landscape quality and character for future generations</p> <p>EN3 – To improve the quality of the built environment</p>	<p>Will the option:</p> <ul style="list-style-type: none"> - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes? - protect the appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings? - protect areas of high archaeological and historic landscape sensitivity? - factor in anticipated impacts of extreme weather events on landscape character and other valued assets? - conserve features of historic and architectural importance? - promote energy efficiency, the use of locally sourced materials and low impact operation? 	
	Site likely to adversely impact on nationally designated landscape areas					

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THE FOLLOWING SITES WERE CONSIDERED, BUT EXCLUDED, AT THE EARLIER STAGES OF THE ISSUES AND OPTIONS DISCUSSION PAPER (2006) AND THE ORIGINAL PREFERRED OPTIONS (2007)

SITE		COMMENTS
AL9	Lillyhall, Branthwaite Road	A greenfield site, committed for another development.
AL13	Glasson Road, Maryport	A gateway site to a tourism related regeneration scheme.