

Cumbria MWDF Site Assessments Report - January 2012

Barrow

PROPOSED SITES WITHIN BARROW BOROUGH

FOR WASTE MANAGEMENT

Household Waste Recycling Centres

- None

Waste Treatment Facilities

- None

Energy from Waste

- None

Landfill

- BA10 Goldmire Quarry

MINERAL SITES: PREFERRED AREAS OR AREAS OF SEARCH

- M5 High Greenscoe Quarry Area of Search
- M12 Roosecote Quarry extension Area of Search

Preferred Area

- M27 Roose sand quarry

MINERAL SAFEGUARDING AREAS

- Limestone and sand and gravel

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BA10 Goldmire Quarry Landfill, Thwaite Flat, Barrow-in-Furness

- 238** This is an operating limestone quarry, which also has permission for construction waste recycling, composting and inert waste landfill. The landfill permission is restricted to waste arising from quarrying and construction waste recycling. The existing access to the site, via Thwaite Flat Road, is considered to be unsuitable for additional lorry traffic.
- 239** In accordance with the Core Strategy, priority has to be given to identifying additional landfill capacity in the south of the county. The only other potential landfill site that has been able to be identified in the south is Bennett Bank. In March 2010, Bennett Bank landfill was granted permission for an extension of 580,000 cubic metres, on appeal. That appeal considered matters of environmental impacts that would also be relevant to landfill at Goldmire.
- 240** The County Council has reservations about the feasibility of landfilling this quarry and about programming it with continued quarrying. At planning application stage, it would be for the site operator to demonstrate that the proposal is feasible.
- 241** Detailed impacts of any proposals, such as on landscape and heritage, including noise impacts on the nearby Dalton Conservation Area, would be part of the consideration of a planning application.
- 242** The Habitats Regulations Assessment concludes that this site is unlikely to have impacts on the Morecambe Bay SAC, SPA and Ramsar.

Summary of comments from the previous consultation stages

- 243** That advice should be sought on archaeological mitigation; that the impact on the setting of the Conservation Area should be assessed; the Environment Agency considers that the limestone quarry was highly vulnerable and more appropriate for use for inert landfill; references were made to the 1997 Inspector's report for the Minerals and Waste Local Plan, its comments about feasibility, landscape and visual impacts and its conclusion that Goldmire should not be identified as suitable for landfill. Object because of its potential heritage implications. Barrow Borough Council objects to this site in the absence of technical and feasibility studies; it was premature to allocate the site for landfill as its suitability, capacity and deliverability cannot be demonstrated.

Environmental assets

- 244** Morecambe Bay SAC and the Duddon Estuary SPA and Ramsar are within 2.4km of the site; the Sandscale Haws National Nature Reserve is approximately 2.2km away. It lies wholly within the Goldmire Quarry County Wildlife Site and is adjacent to Hagg Spring Wood (2) Ancient Woodland, which is also semi-natural woodland UK priority habitat. Hagg Spring Wood (1) Ancient Woodland is 100m away; Long Bank Wood Ancient Woodland is 175m away; Chapel Hills Wood Ancient Woodland is 460m; Dalton and Lindal Mining Area CWS is 875m; Park Road Woods CWS is 1km; and Roanhead Mines CWS is 1.1km away.
- 245** Dalton Conservation Area is 350m away and the closest Listed Buildings (the Market Cross and Vicarage) lie 450m away. The site lies 920m from the natterjack sites potential zone.

Enhancement potential

- 246** Restoration scheme could offer potential.

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247 There are archaeological remains in the vicinity, so some mitigation measures may be required. Any impact on the setting of the Conservation Area should be assessed.

Flood map zone

248 No flood risk identified.

Safeguarding

249 No safeguarding issues identified.

Agricultural Land Classification

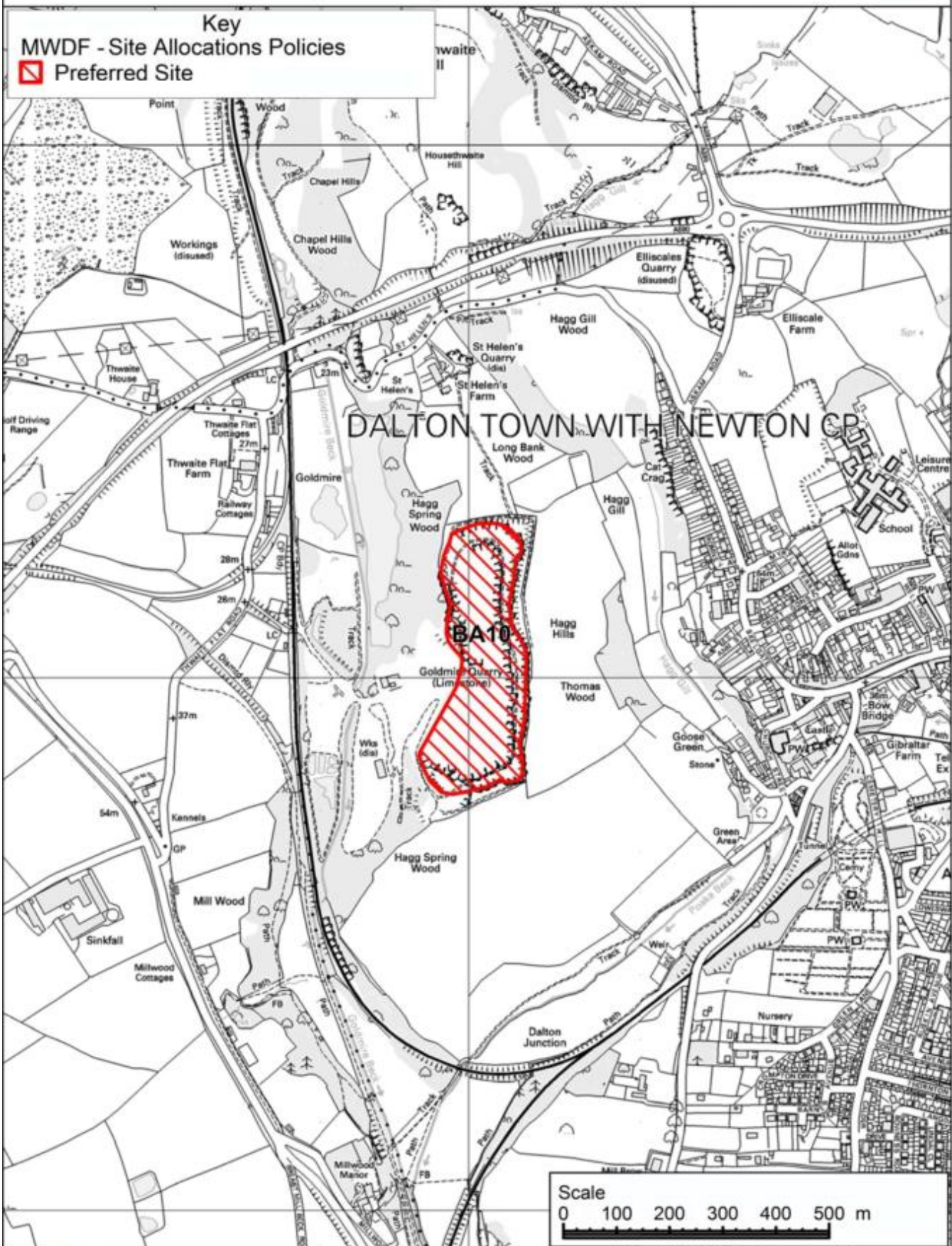
250 Grades 3 and 5 - less than 20% likelihood that this is Best and Most Versatile land - bisect the site.

Sequential approach

251 An active limestone quarry within 5 miles of a town.

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BA10 - Goldmire Quarry Landfill, Thwaite Flat, Barrow-in-Furness



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M5 High Greenscoe Quarry, Askam-in-Furness

- 252** This quarry supplies mudstones that are used in the nearby Askam-in-Furness brickworks. High quality bricks are produced, which have a national market; for example, for use in maintaining historic buildings. A proposed Area of Search has been identified (excluding the County Wildlife Site).
- 253** The main issue is whether land within a County Wildlife Site and Ancient Woodland should be included in the Area of Search; it is not considered that it would be in accordance with adopted policies.

Summary of comments from previous consultation stages

- 254** There do not appear to be major groundwater issues with the extension of High Greenscoe Quarry.
- 255** The south extension includes a County Wildlife Site and supports Ancient Woodland and priority habitats. On these grounds, we recommend that the eastern extension should be preferred. Extension to the north and north-east should be considered as well, avoiding the area of high biodiversity value.
- 256** An assessment of the full resource of stone should be made to determine whether such stone is available from other, less important habitat areas within the locality.
- 257** Within a former County Landscape and also a wildlife corridor.

Summary of comments from the Regulation 25 consultation stage

- 258** Comments received during this consultation were: that in addition to the suggested archaeological mitigation, it will be necessary to assess impacts on the setting of the Listed Building at High Haume Farmhouse, it will be necessary to mitigate harmful effects; that a larger area should be identified extending to the south of the quarry because of constraints elsewhere; conversely, the reduced area is welcomed, which avoids the Cragg Wood County Wildlife Site; and that there is a trunk water main passing through the site, requiring a 10m wide maintenance strip and no building or level changes are allowed in the proximity.

Environmental assets

- 259** Morecambe Bay SAC, Duddon Estuary SPA and Duddon Estuary SSSI all lie 1.4km from the site. There are four County Wildlife Sites in the area - Greenscoe Quarry & Cragg Wood CWS adjoins the site; Askam Woods CWS is 650m away; Dalton and Lindal Mining Area CWS is 900m; and Lots Pools CWS is 1km. There are two areas of Ancient Woodland - Cragg Wood, which is also an area of semi-natural woodland UK priority habitat, adjoins the south of the site, and Spring Wood lies 750m away. A Regionally Important Geomorphological Site (RIGS) lies within the existing quarry.
- 260** The site lies 360m from the natterjack toad potential zone. Otters, barn owls and badgers have been recorded in the vicinity. Bats have been recorded for Greenscoe Quarry Tunnel and there are other records of pipistrelle and brown long-eared bats in the locality.
- 261** High Haume Farmhouse - Listed Building, lies 250m away.
- 262** A public footpath runs along the south east edge of the eastern proposed extension.

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Enhancement potential

- 263** A survey for badger setts is required and there is potential for protection measures to be brought in. Bat surveys will be required and an assessment for great crested newts.
- 264** If there were any loss of the Ancient Woodland by development, this would be significant, as that loss could not be compensated for. Advanced woodland planting would be required to mitigate adverse landscape and visual effects. This should form part of the restoration scheme, in order to enhance biodiversity and landscape character.
- 265** It will be important to ensure that there is no adverse impact on the adjacent RIGS.
- 266** There is potential for prehistoric remains to be found on site - mitigation would be required.

Flood map zone

- 267** No flood risk has been identified.

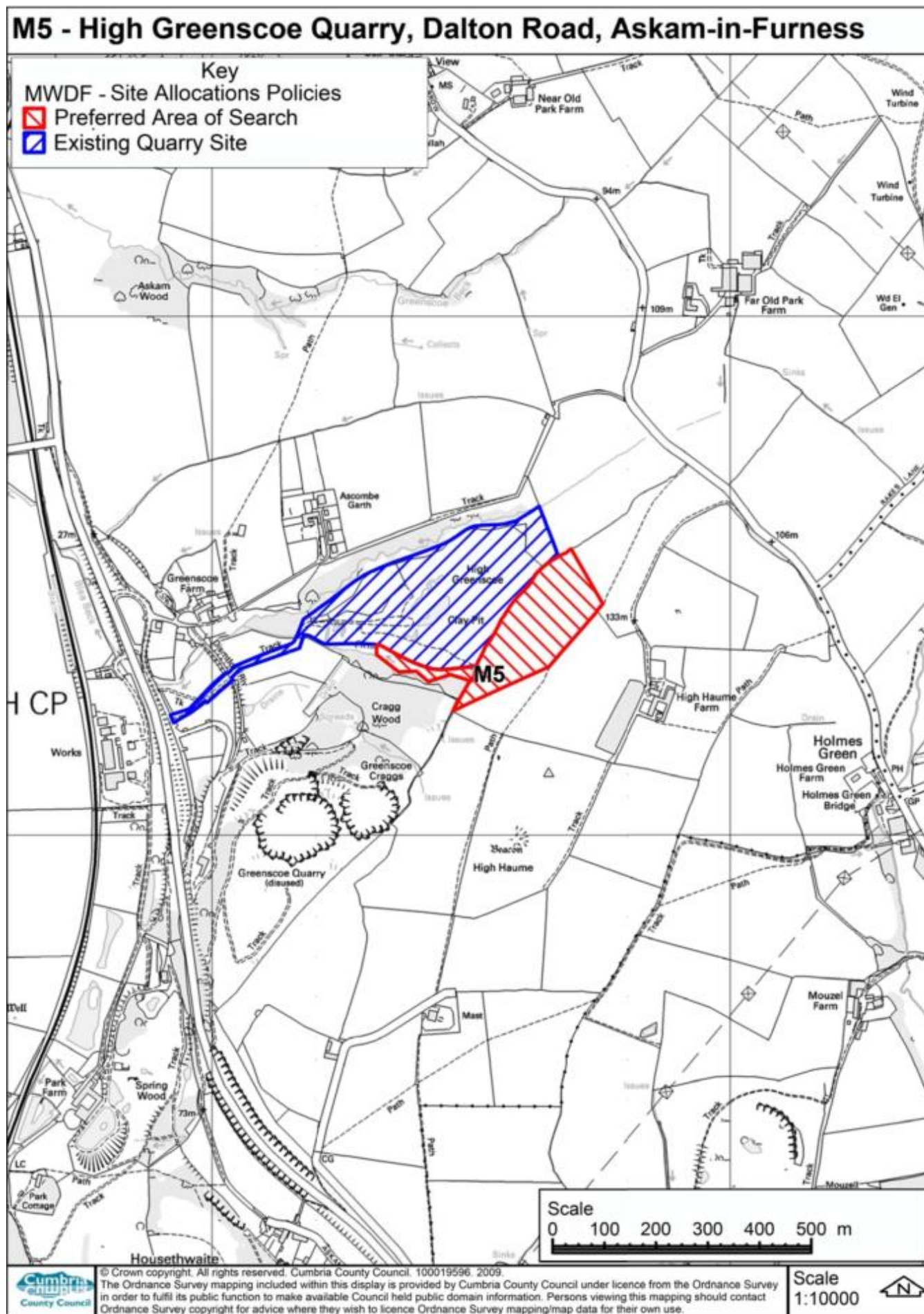
Safeguarding

- 268** No safeguarding issues have been identified.

Agricultural land classification

- 269** Grade 4 - less than 20% likelihood that this is Best and Most Versatile land.

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M12 Roosecote Quarry Extension, Barrow-in-Furness

- 270** This is a proposed Area of Search for sand and gravel as a possible replacement for the nearby M27 Roose quarry, which is a Preferred Area. Roose is the only sand and gravel quarry in the south of the county. The Area of Search is needed because there are serious uncertainties about whether quarrying at Roose can continue.

Summary of comments from previous consultation stages

- 271** For the land as previously identified, Barrow Borough Council commented that the boundaries shown at that time had no bearing on features on the ground. They object on the grounds that it is a stand-alone area separated from Roose quarry by Rampside Road; that it is a prominent greenfield site in an area of valuable open countryside, which has not been justified in accordance with adopted MWDF Core Strategy Policy 4 and Development Control Policies 3, 6 and 12. They disagree with the Sustainability Appraisal assessment.
- 272** Other comments were that there was uncertainty whether or not Roose Sand Quarry (M27) could provide sufficient sand and gravel for the southern part of the county within the plan period. As a back up, this extension to the quarry should be included as an Area of Search. It was also suggested that the name be changed to Roose Sand Quarry Extension, to avoid confusion with other quarries in the area.
- 273** There were concerns about traffic disruption and road mess if quarry vehicles were crossing the A5087 between the two sites (M12 and M27), and that there may be impacts on the public footpath that runs alongside the site. The Area of Search is located on the opposite side of the road to Moorhead Cottages - Listed Buildings; any impacts on them or their setting would be taken into account at planning application stage.

Environmental assets

- 274** Morecambe Bay SPA, SAC and Ramsar, plus the South Walney and Piel Channel Flats SSSI are 820m away; Stank and Roosecote Moss CWS is 450m; Stone Dyke CWS 500m; and Salthouse Pool CWS 830m. Hydrological connectivity between the site and the Moss CWS would need to be investigated.
- 275** Adjacent to Moorhead Cottages - Listed Buildings.

Enhancement potential

- 276** Restoration scheme could offer potential.
- 277** There are prehistoric remains in the vicinity, so some mitigation measures may be required.

Flood map zone

- 278** No flood risk has been identified.

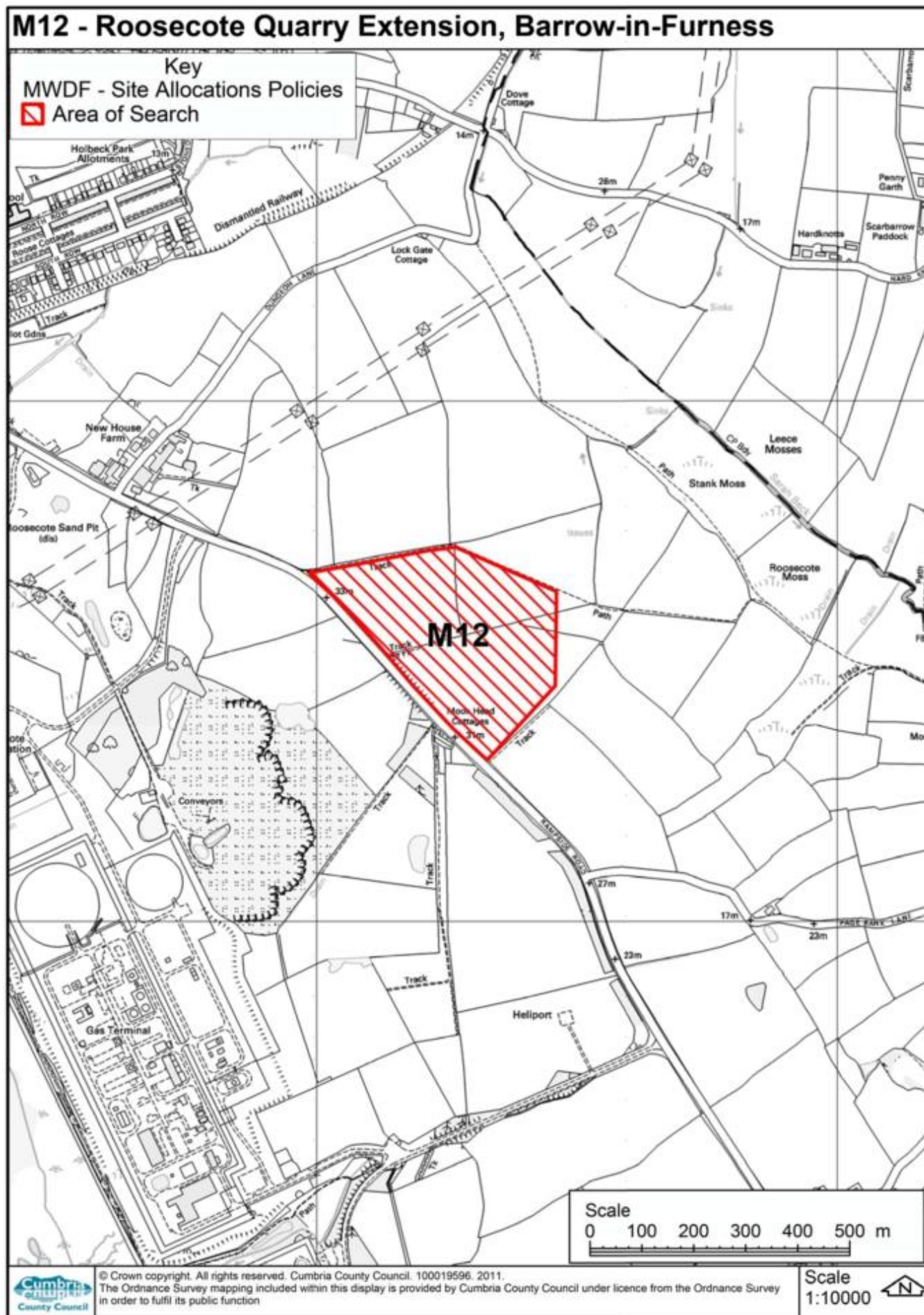
Safeguarding

- 279** The southern boundary falls within the British Gas HSE notification. The south east corner of the site is within the gas pipeline Ulverston to Barrow (1) consultation area.

Agricultural land classification

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

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M27 Roose Sand Quarry, Barrow-in-Furness

- 281** This is a Preferred Area for sand and gravel; the Area shown is that of a planning permission that expired in 2011. A renewal of that permission until 2016 has been granted for part of the site.
- 282** Roose is the only sand and gravel quarry in the south of the county, the nearest alternatives are around 40 and 70 miles away. There are serious doubts about whether the land and mineral rights owner will agree to quarrying continuing at Roose. M12 Roosecote quarry extension is, therefore, identified as an Area of Search for a possible replacement.
- 283** The Habitats Regulations Assessment concludes that this site is unlikely to have impacts on the Morecambe Bay SAC, SPA and Ramsar.

Summary of comments from the Regulation 25 consultation stage

- 284** Comments received during this consultation were: that it was not clear what was being proposed and whether it was proposed to be used for the disposal of mineral waste, which could include many objectionable minerals; that positive steps would need to be taken to safeguard the future of the listed Moorhead Cottages and protect their setting; Centrica, which operates the nearby power station and gas terminals, strongly objected to the allocation, as an intensified quarry operation would increase the numbers of people and vehicles in and around the vicinity of the power station and gas terminals, which would jeopardise site security and be at direct risk from a major incident; the existing quarry operations have access issues and sand and gravel are deposited along the access road, which would be exacerbated; and energy production is considered to be more appropriate in this location. That outright objection is understood to have been removed, but Centrica is only prepared to give licences to operate the quarry on a one year at a time basis.

Environmental assets

- 285** Morecambe Bay SPA, SAC and Ramsar, plus South Walney and Piel Channel Flats SSSI, all lie 200m from the site. There are three County Wildlife Sites in the vicinity - Salthouse Pool CWS is 460m away; Stank and Roosecote Moss CWS is 610m; and Stone Dyke CWS is 870m.
- 286** The site is adjacent to Moorhead Cottages, which are Listed Buildings. They have been boarded up for some years.

Enhancement potential

- 287** Surveys of wildlife and archaeological interests would be needed for a planning application to quarry the unworked part of the Preferred Area. There would be considerable potential for habitat creation and enhancement within a restoration scheme.

Flood map zone

- 288** No flood issues identified.

Safeguarding

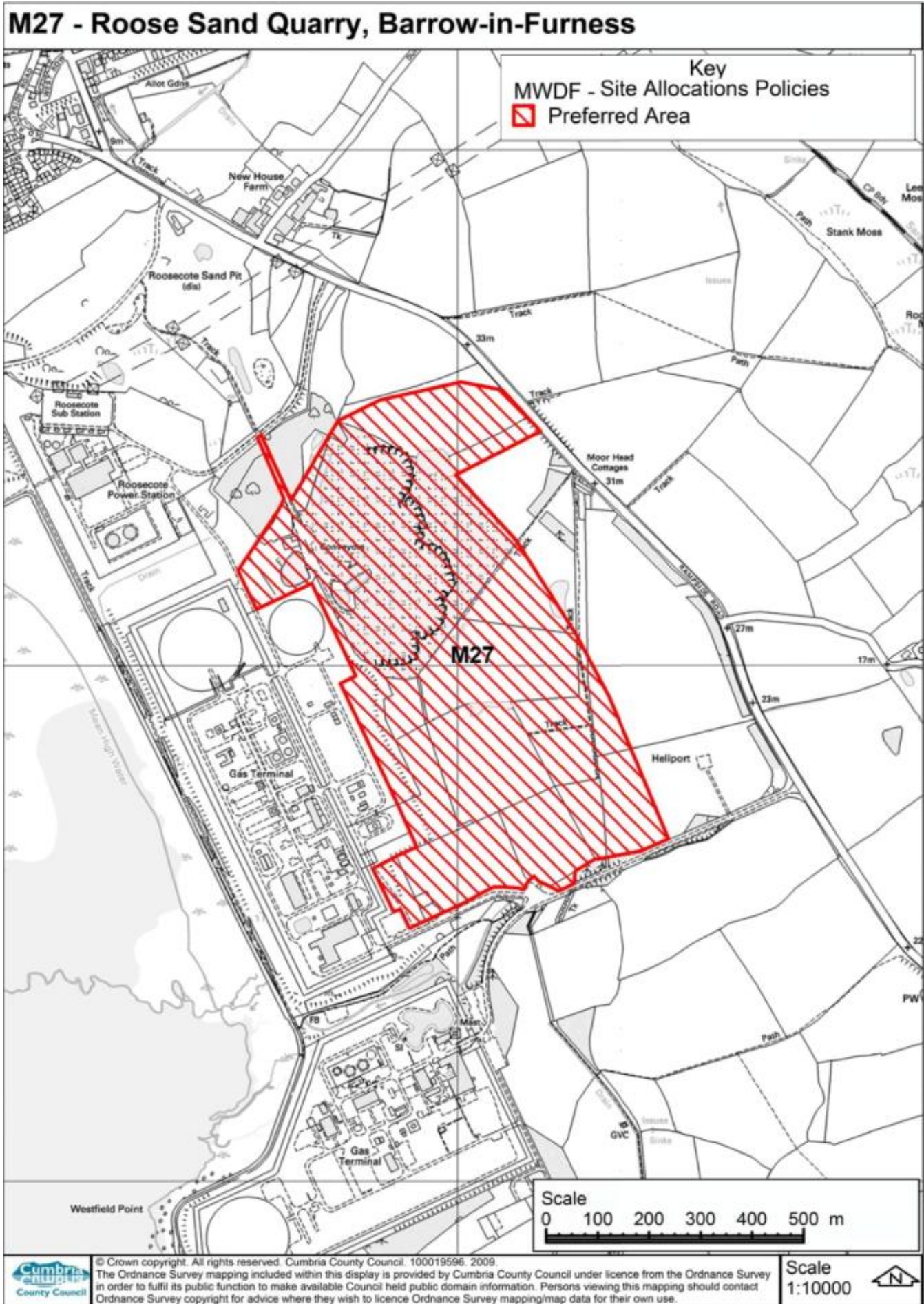
- 289** The site lies within the British Gas HSE notification area.

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Agricultural land classification

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

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Other sites in Barrow that have been considered

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BA2 Ormsgill Yard, Barrow-in-Furness

- 291** Planning permission has already been granted for improvements and an extension to the HWRC, and it is not necessary to identify it as a preferred site. The adjacent waste transfer station site has also been put forward for a range of waste treatment facilities. Whilst there may be potential for these, it is not considered necessary to identify an existing site in these policies. The matters are considered to be ones for the planning application process rather than these site allocations policies. In accordance with Regional Spatial Strategy Policy EM 13, in considering proposals for new facilities, preference should be given to using established waste sites.

Summary of comments received during the Regulation 25 consultation stage

- 292** A comment received during this consultation, was that advice should be sought on archaeological mitigation and interpretation. Also, there is a public sewer at the west of the site, requiring a 12m maintenance strip and no building or level changes in the proximity.

Environmental assets

- 293** The site lies within 275m of Morecambe Bay SAC, Duddon Estuary SPA, the Duddon Estuary Ramsar, the Duddon Estuary SSSI and North Walney National Nature Reserve. It is also around 225m from Lower Ormsgill Reservoir and Cocken Pool County Wildlife Site and, across the Walney Channel, it lies some 800m from Willow Woods (Lenny Hill) CWS. The site falls within an area of Natterjack potential.

Enhancement potential

- 294** A constrained site with limited potential.
- 295** There are archaeological remains in the vicinity, so some mitigation measures may be required.

Flood map zone

- 296** No identified flood risk.

Safeguarding

- 297** No safeguarding issues have been identified.

Agricultural Land Classification

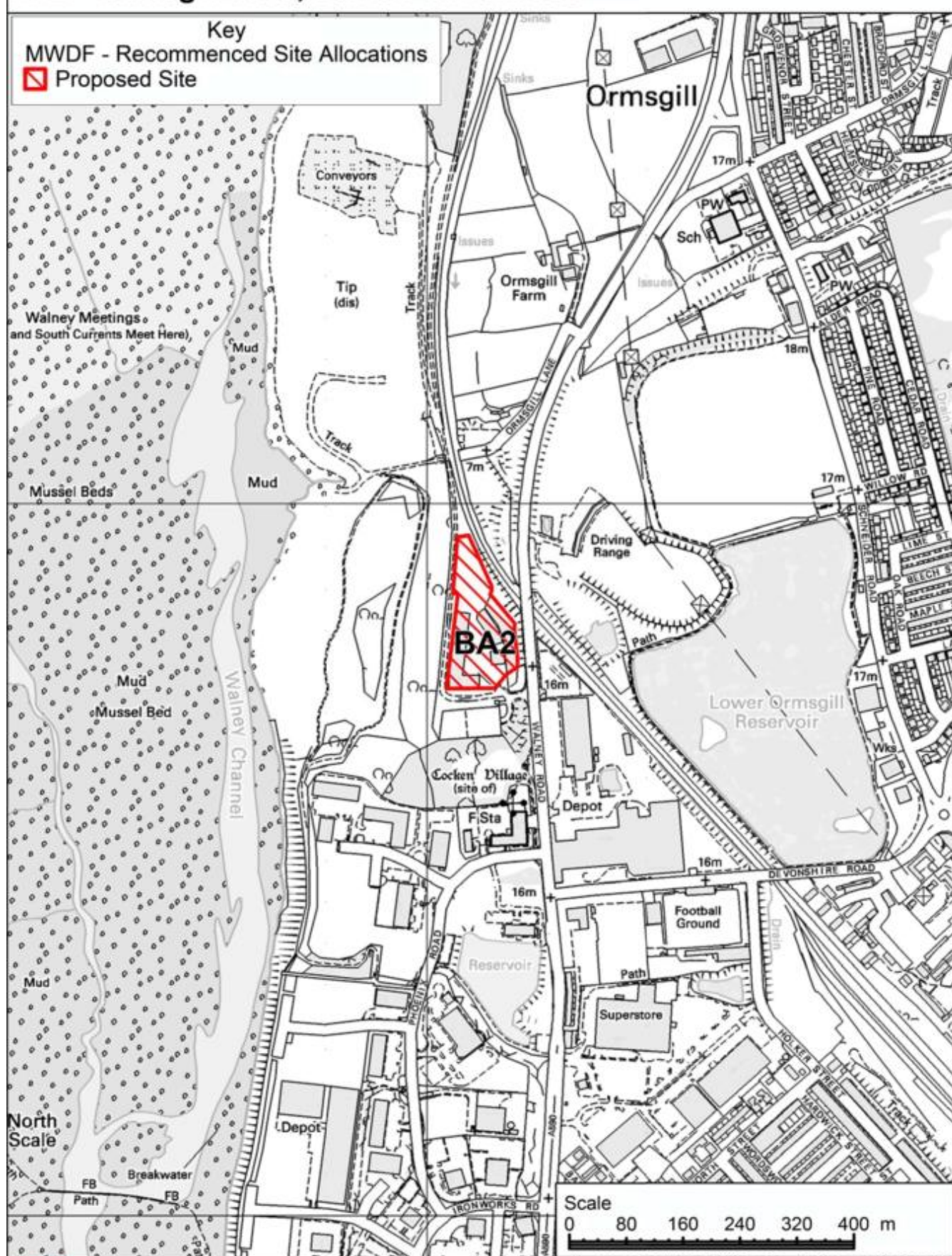
- 298** Urban.

Sequential approach

- 299** An existing waste management site at a town.

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BA2 - Ormsgill Yard, Barrow-in-Furness



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WASTE MANAGEMENT SITE SCORING MATRIX - BA2 Ormsgill Yard, Barrow-in-Furness

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	Adjacent to railway, but unlikely to have potential for a new siding	SP2 – To improve access to services, facilities the countryside and open spaces	- 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?	
	Access to proposed primary road network					
3. Sequential approach	Good local road accessibility					
	Previously developed land (Brownfield)	✓✓	The site is wholly within an area of previously developed land.	NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Greenfield			NR3 – To restore and protect land and soil		

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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	0	N/A existing site.		- encourage the siting of waste management facilities on brownfield land?	
	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	✓✓	The site is already owned by the proposed operator	No directly related SA objectives	No directly related SA criteria	
5. Flood Risk	Owner objection exists					
	Zone 1 or no flood risk	✓✓	There is no identified flood risk on the site	NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - alleviate flooding and flood contamination of water resources?	
	Zone 2			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 3a Zone 3b (functional floodplain)			EN3 – To improve the quality of the built environment		
6. Other land uses	Conflict unlikely with other land use	✓✓	The site is not currently allocated in the local plan, but is within an existing industrial area.	No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
7. Co-location potential	Large enough to accommodate more than one facility	✓✓	The site has some potential for accommodating more than one type of treatment facility and already has co located 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 SP5 - To improve the health and sense of well being of people	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					
8. Proximity to Housing	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?	
	Houses within 250 metres					
9. Environmental Assets	European/National sites, species or habitats			NR4 – Manage mineral resources sustainably and minimise waste EN1 – To protect and enhance biodiversity	Will the option: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	Potential to enhance					
	No impact					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Indirect adverse (site outside designated area)	X	May require Habitats Regs Assessment, but is separated from the Morecambe Bay SAC/SPA by Barrow slag bank.	EN2 – To preserve enhance and manage landscape quality and character for future generations	- 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?	
	Direct adverse (site directly within designated area)					
	Local sites or priority species/habitats					
	Potential to enhance					
	No impact	✓	The local County Wildlife site is upstream from the site – it is a reservoir not a natural pond and is unlikely to affect migratory fish			
10. Visual and landscape Impact	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)			NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes?	
	Requires compensatory measures for Direct adverse impact (site directly within designated area)					
	Site not likely to impact on nationally designated landscape areas – Heritage Coasts, Areas of Outstanding Natural Beauty and National Parks	✓✓	The site is not likely to impact on any areas designated for landscape protection.			
	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
				EN3 – To improve the quality of the built environment	- 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?	
11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓	The development of the site has the potential to safeguard existing jobs and create a small number of new 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					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MMDF Policies
12. Safeguarding	Not affecting safeguarding procedures/zones***	✓✓		No directly related SA objectives	No directly related SA criteria	
	Conflict with safeguarding procedures/zones					
Summary of overall assessment: Brownfield site within existing waste treatment facility - the new proposals would provide additional uses for the site. Site access may need improvements.						

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BA6 Roosecote Old Sandpit, Barrow-in-Furness

300 Part of a restored sand quarry; was put forward for landfill. Not a preferred site.

Summary of comments from previous consultation stages

- 301** A number of objections to this site were received. The main points were its location in relation to the road network and housing areas. Sites on the A590, Park Road/Bennett Road with good access to the bypass, which would avoid traffic having to come through the town, were regarded as more appropriate/preferred to avoid disruption to the town caused by heavy traffic. Waste would be brought through dense residential areas and past three schools – if it has to come to Furness, Bennett Bank would be a better site. Cumulative impacts of the sewage works (smells) and power station (smoke) were mentioned.
- 302** The site has a high diversity of amphibians with records for frogs, toads, palmate and smooth newts (*but see Enhancement potential below*) and there is also a diversity of semi-natural vegetation, which is likely to house a number of breeding bird species. Therefore, careful mitigation to prevent harm to these species will be needed if the site is allocated. The presence of these sensitive/protected species is not necessarily a barrier to allocation or development, but needs to be taken into account and a developer would need to be aware of the presence of protected species and the need for mitigation.
- 303** Roosecote could not be supported without the impacts of the proposal being fully appraised via a Transport Assessment, which would assess routing, access, traffic impact, visibilities, parking, capacity, accidents and safety. Other considerations would also have to be made, such as any impact on Public Rights of Way.

Summary of comments from the Regulation 25 consultation stage

- 304** Although it is not a preferred option, the site assessment should refer to the potential of the site for industrial development. It is understood that a feasibility study was undertaken by Capita for Cumbria County Council.

Environmental assets

- 305** There are three County Wildlife Sites within 2km of the site - Salthouse Pool (360m), Stone Dyke (575m) and Stank and Roosecote Moss (1km). At a distance of approximately 1km are a series of Special Verges that require verification.
- 306** At Dungeon Lane, some 50m away, there is a Listed Building complex of barns and stables. Information is required on the extent of modern disturbance at the site, as some mitigation may be required in terms of the historic environment.

Enhancement potential

- 307** This site was restored under a planning condition a few years ago and the diverse wildlife habitats/fauna recorded by Cumbria Wildlife Trust were lost, including badger setts. The wildlife conservation element of this restoration has not been successful and further work could be needed.
- 308** It is recommended that any development in this area should incorporate significant enhancement by re-creation of the former wetland and scrub features. This would require larger land take of the field to the south west and it is recommended that this approach seriously be considered, in line with PPS9, paragraph 5.

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309 Information is required on the extent of modern disturbance at the site - some archaeological mitigation measures may be needed.

Flood map zone

310 No identified flood risk.

Safeguarding

311 The site partly falls within the Ulverston to Barrow (2) gas pipeline safeguarding area.

Agricultural Land Classification

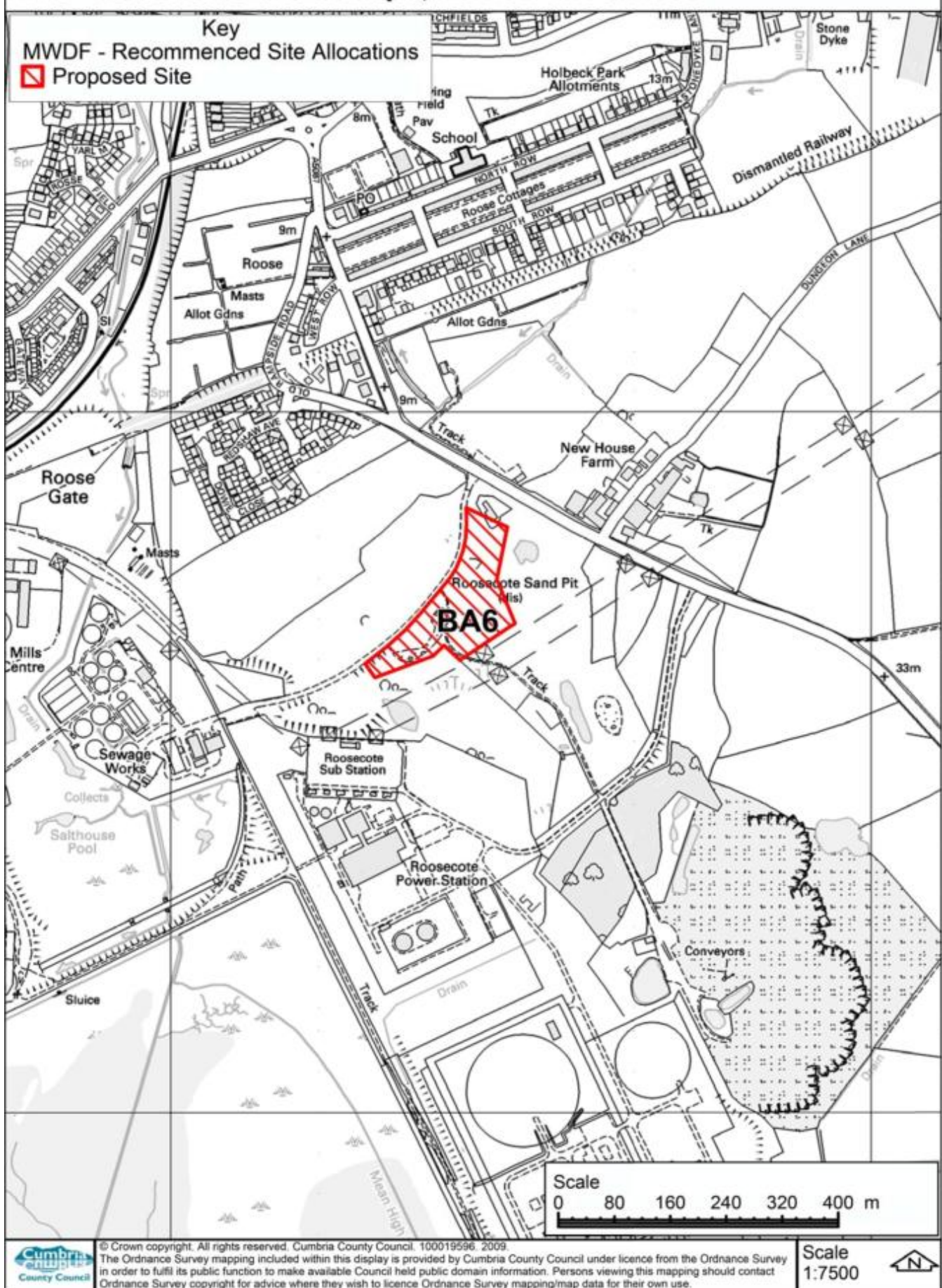
312 Grade 3 - greater than 60% likelihood that this is Best and Most Versatile land.

Sequential approach

313 A restored former quarry at a town.

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BA6 - Roosecote Old Sandpit, Barrow-in-Furness



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WASTE MANAGEMENT SITE SCORING MATRIX - BA6 Roosecote Old Sand Pit, Barrow-in-Furness

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	✓	The site is situated to the south and east of the town centre and would result in traffic using town centre roads. A transport assessment would be required and could take account of the potential to use the road and rail facilities within the docks.	SP2 – To improve access to services, facilities the countryside and open spaces	- 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?	
	Potential for rail access	x	There may be potential to use existing facilities at the docks.			
	Access to proposed primary road network					
	Good local road accessibility					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
3. Sequential approach	Previously developed land (Brownfield)	✓		NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Greenfield			NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land?	
	Allocated for waste management or employment use and at a town or key service centre	?	The site is within the Barrow Local Plan Energy Schemes Protection Area		- seek to protect good quality agricultural land and greenfield sites as far as possible?	
	Allocated for waste management or employment use but not at a town or key service centre				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	✓✓		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 2			EN3 – To improve the quality of the built environment		
	Zone 3a					
6. Other land uses	Zone 3b (functional floodplain)					
	Conflict unlikely with other land use	?	Potential regeneration scheme being considered; also Energy Schemes Protection Area.	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
	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 NR4 – Manage mineral resources sustainably and minimise waste SP5 - To improve the health and sense of well being of people	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: - ensure that local air quality is not adversely affected by pollution?	
	Houses within 250 metres	x	Farm complex within 100m	NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	- limit the negative impact on people's health and well being?	
9. Environmental Assets	European/National sites, species or habitats			NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Potential to enhance			EN1 – To protect and enhance biodiversity EN2 – To preserve enhance and manage landscape quality and character for future generations	- 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?	
	No impact					
	Indirect adverse (site outside designated area)	x	May require Habitats Regs Assessment – 300m from Ramsar, SPA and SAC			
	Direct adverse (site directly within designated area)					
	Local sites or priority species/habitats					
	Potential to enhance					
	No impact		3 County Wildlife Sites are within 1km of the site, but are unlikely to be affected by the development			
10. Visual and landscape Impact	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)			NR4 – Manage mineral resources sustainably and minimise waste EN2 – To preserve, enhance and manage landscape quality and character for future generations	Will the option: - protect local landscape quality, distinctiveness and character protected from unsympathetic development? - maintain the remoteness and tranquility of landscapes?	
	Requires compensatory measures for Direct adverse impact (site directly within designated area)					
	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					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
				EN3 – To improve the quality of the built environment	- 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?	
11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓	Could provide small number of jobs	NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - stimulate private sector investment – generally and within the waste management sector?	
	Demonstrable adverse impact on inward investment			EC1 – To retain existing jobs and create new employment opportunities EC2 – To improve access to jobs EC3 – To diversify and strengthen the local economy	- stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies?	

[illegible]

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BA24 Sowerby Woods Business Park Extension, Barrow-in-Furness

- 314** Planning permission for a Mechanical and Biological Treatment plant for municipal waste at this site was granted 31 March 2010. The area of BA24 had been reduced to match that planning application site. It is a first preference site.
- 315** The Habitats Regulations Assessment concludes that, without drainage mitigation measures, such as appropriate management of foul and surface water drainage, contaminated water could flow to the estuary and have impact upon the Morecambe Bay SAC and Ramsar and the Duddon Estuary SPA.

Summary of comments from previous consultation stage

- 316** Comments related to a larger site. There were concerns about sustainability and extension into open countryside, environmental impacts and suggestions for a smaller site. There were objections to sterilising further expansion of industrial uses on this estate.

Summary of comments from the Regulation 25 consultation stage

- 317** Comments received during this consultation were: that advice should be sought on archaeological mitigation and interpretation; that the impact on the setting of the Conservation Area should be assessed; that an additional area to the south of the site should also be identified to allow a materials recovery facility and related activities.

Environmental assets

- 318** Morecambe Bay SAC, Duddon Estuary SPA, the Duddon Estuary Ramsar and the Duddon Estuary SSSI are all situated about 1km away from the site. Park Road Woods County Wildlife Site, which is also designated as semi-natural woodland UK priority habitat, is adjacent to the site. Sowerby Woods CWS is 350m away, Goldmire Valley CWS 1340m and Roanhead Mines CWS 1350m.
- 319** The site falls within the natterjack toad potential area.
- 320** Furness Abbey Conservation Area is approximately 1750m away.

Enhancement potential

- 321** Limited. The boundary of the site would extend beyond an established woodland shelter belt. This is an important landscape and biodiversity feature that should be included in any new boundary and be linked to the adjacent County Wildlife Site.
- 322** There are archaeological remains in the vicinity, so mitigation measures may be required.

Flood map zone

- 323** No identified flood risk.

Safeguarding

- 324** No safeguarding issues identified.

Agricultural Land Classification

- 325** Grade 3 - 20 to 60% likelihood that this is Best and Most Versatile land.

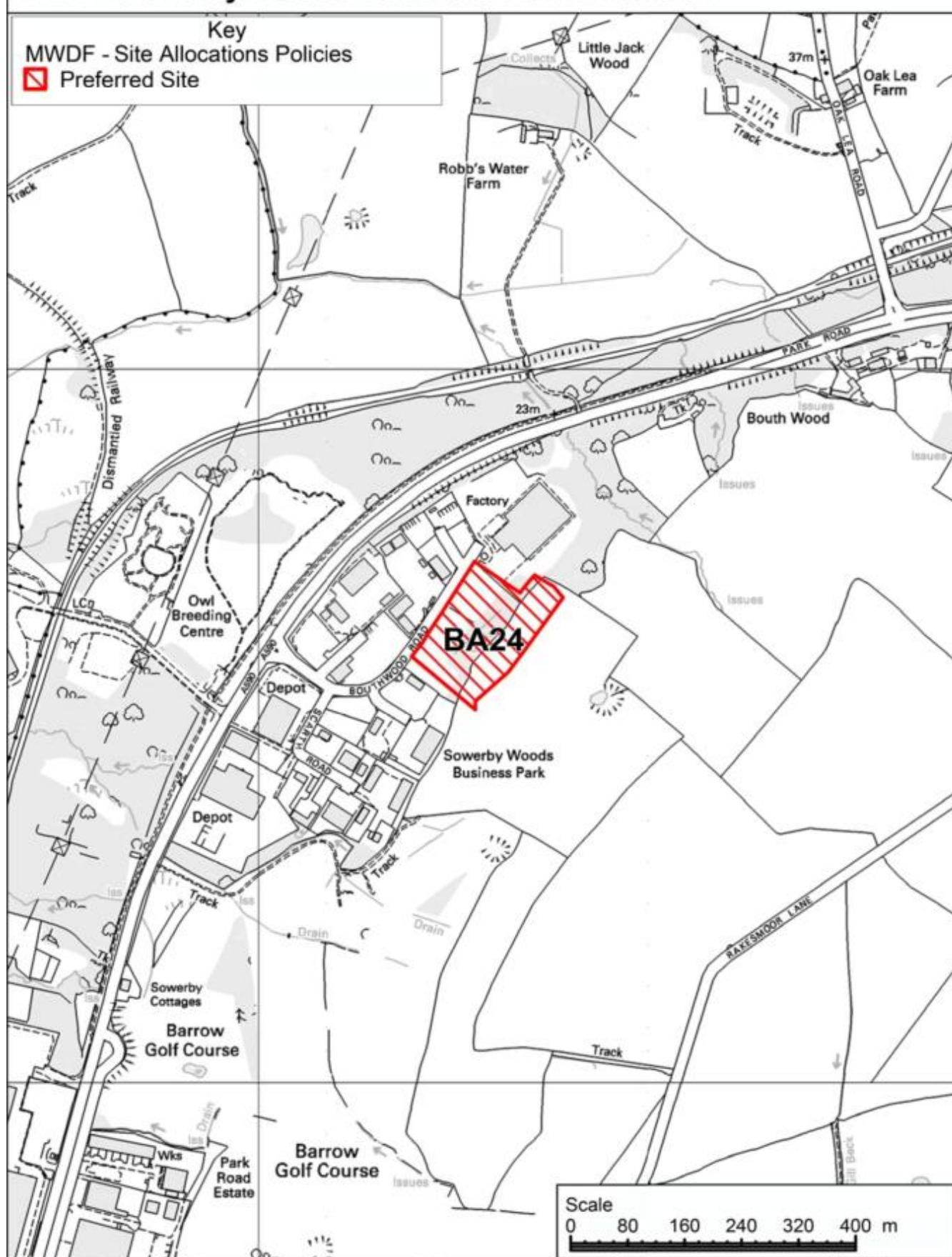
Cumbria MWDF Site Assessments Report - January 2012

Sequential approach

326 Partly greenfield, but an extension of a plot on an existing industrial estate at a town.

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BA24 - Sowerby Woods Business Park Extension



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327 WASTE MANAGEMENT SITE SCORING MATRIX - BA24 Sowerby Woods Business Park Extension, Barrow-in-Furness

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	✓✓	Site situated to the north of Barrow town, with easy access to the primary road network	SP2 – To improve access to services, facilities the countryside and open spaces		
	Potential for rail access	XX			- 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?	
	Access to proposed primary road network					
3. Sequential approach	Good local road accessibility					
	Previously developed land (Brownfield)	✓	An extension into greenfield that lies adjacent to the existing industrial estate.	NR4 – Manage mineral resources sustainably and minimise waste	Will the option: - include measures to avoid soil degradation and pollution?	
	Greenfield			NR3 – To restore and protect land and soil		

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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	✓	Part allocated		- 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	
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	✓✓		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 2			EN3 – To improve the quality of the built environment		
	Zone 3a					
	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					
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?	

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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			NR3 – To restore and protect land and soil NR4 – Manage mineral resources sustainably and minimise waste SP5 - To improve the health and sense of well being of people	Will site location criteria minimise the need for transport?	
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	? ? ? ? ?	See Habitats Regs Assessment - 1km from Morecambe Bay SAC, SPA and Ramsar.	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?	

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	No impact					
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	X	There is one adjacent County Wildlife Site (ancient woodland), which has the potential for indirect adverse impact - further assessment may be required		- 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?	
	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?	
	Site likely to adversely impact on nationally designated landscape areas					

Cumbria MWDF Site Assessments Report - January 2012

BA23 Bennett Bank landfill, Barrow-in-Furness

- 328** This was put forward for consideration for additional landfill capacity and a built resource park incorporating an Energy from Waste plant, Materials Recycling Facility and Transfer Station. A planning application for an additional 520,000 cubic metres of landfill capacity was refused permission by the County Council in May 2009. A public inquiry for the appeal against the refusal commenced in November 2009, but was adjourned until February 2010. In March 2010, an extension of 580,000 cubic metres was granted permission.
- 329** It is not considered that this site, in open countryside, should be identified for built waste management facilities. Not a preferred site.

Summary of comments from previous consultation stages

- 330** The continued use of the site and its extension, if necessary, were supported. It was preferred to other sites.
- 331** Concerns were expressed over the size of an extension, the need for it and use of a greenfield area.
- 332** No Energy from Waste plants should be permitted.
- 333** Gaining energy from waste that is not able to be recycled was supported.
- 334** EfW plants need to be built at optimum efficiency, capacity, design and size, to primarily accommodate Cumbrian wastes.
- 335** The continuation of this site was questioned.
- 336** Network Rail would need to be consulted on planning applications for this site.
- 337** Concerns were expressed that proposals could have potential significant effects on adjacent or nearby wildlife sites, some of which are linked to the site by watercourses, and on the site's potential existing wildlife interest. There could be issues with great crested newts, but probably not with a natterjack toad site that extends towards Bennett Bank. The site generally slopes towards Roanhead Mines, thus water quality/site drainage considerations would be relevant. There are also at least two records of bat roosts within this site and of reed buntings and possible breeding barn owls. Mitigation to prevent harm to species will need to be established.
- 338** This site is located in the open countryside, unrelated to other existing built development and is unsuitable for accommodating a permanent EfW plant – a similar proposal at Todhills was refused permission on the basis of its open countryside location.
- 339** An objection was made on the basis that there is no need to identify three EfW sites in the county to meet the suggested need; that it is unclear that the level of demand being provided for, will actually be required; that no case has been made in the supporting text as to why the site is considered suitable; it is clear that the other two sites identified for EfW are much more suitable given their location within/adjacent to large employment areas and, in the case of Wigton, the potential availability of rail access. By contrast, Bennett Bank is in an area of open countryside, close to significant tourist attractions that include the unique Sandscale Haws, which is already suffering from development pressures from the south. There may be hydrological issues arising from landfilling on an extended site at Bennett Bank, given the proximity of many abandoned mine workings.

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- 340** Disagree with this site - any plant would be outside the building cordon in an unsuitable, rural location and highly visible on the skyline. There are mining voids and aquifers in the area, which make the site unsuitable for any further expansion - there is the potential for a breach, which could cause serious contamination due to the aquifers and the water table in the area. This site has already far exceeded its original specification and should not be expanded further.
- 341** Before they could be supported, proposals to enlarge or amend the facility at Bennett Bank would require detailed analysis in the form of a Transport Assessment, condition survey, access arrangements, traffic impact, etc.
- 342** It is considered that the site would conflict with the Core Strategy site location criteria as well as the general principles of sustainability and Core Strategy and Generic Development Control policies. Its peripheral location is not appropriate for a county-wide facility. Concerns about increased traffic and impacts on adjacent County Wildlife Site.

Environmental assets

- 343** Morecambe Bay SAC, Duddon Estuary SPA and the Duddon Estuary Ramsar site are all within 950m of the site. The Duddon Estuary SSSI and the Duddon Estuary & Duddon Mosses SSSI Consultation Area both lie 200m away. There are four County Wildlife Sites within 2km - Goldmire Valley (adjacent), Roanhead Mines (adjacent), Greenscoe Quarry and Crag Quarry (1km) and Dalton and Lindal Mining Area (1.1km). Sandscale Haws National Nature Reserve lies around 950m away, whilst High Wood Ancient Woodland is 700m away and Spring Wood Ancient Woodland is 280m. An area of semi-natural woodland UK priority habitat lies adjacent to the site.
- 344** This area is the site of many quarries, so there may be some mitigation required in terms of the historic environment.
- 345** A public footpath and National Cycle Route 72 both run adjacent to the site.

Enhancement potential

- 346** There could be scope for considerable enhancement if the development does not take up the whole of the site.
- 347** This site is in an area of former quarries - some archaeological mitigation may be required

Flood map zone

- 348** No identified flood risk.

Safeguarding

- 349** No safeguarding issues have been identified.

Agricultural Land Classification

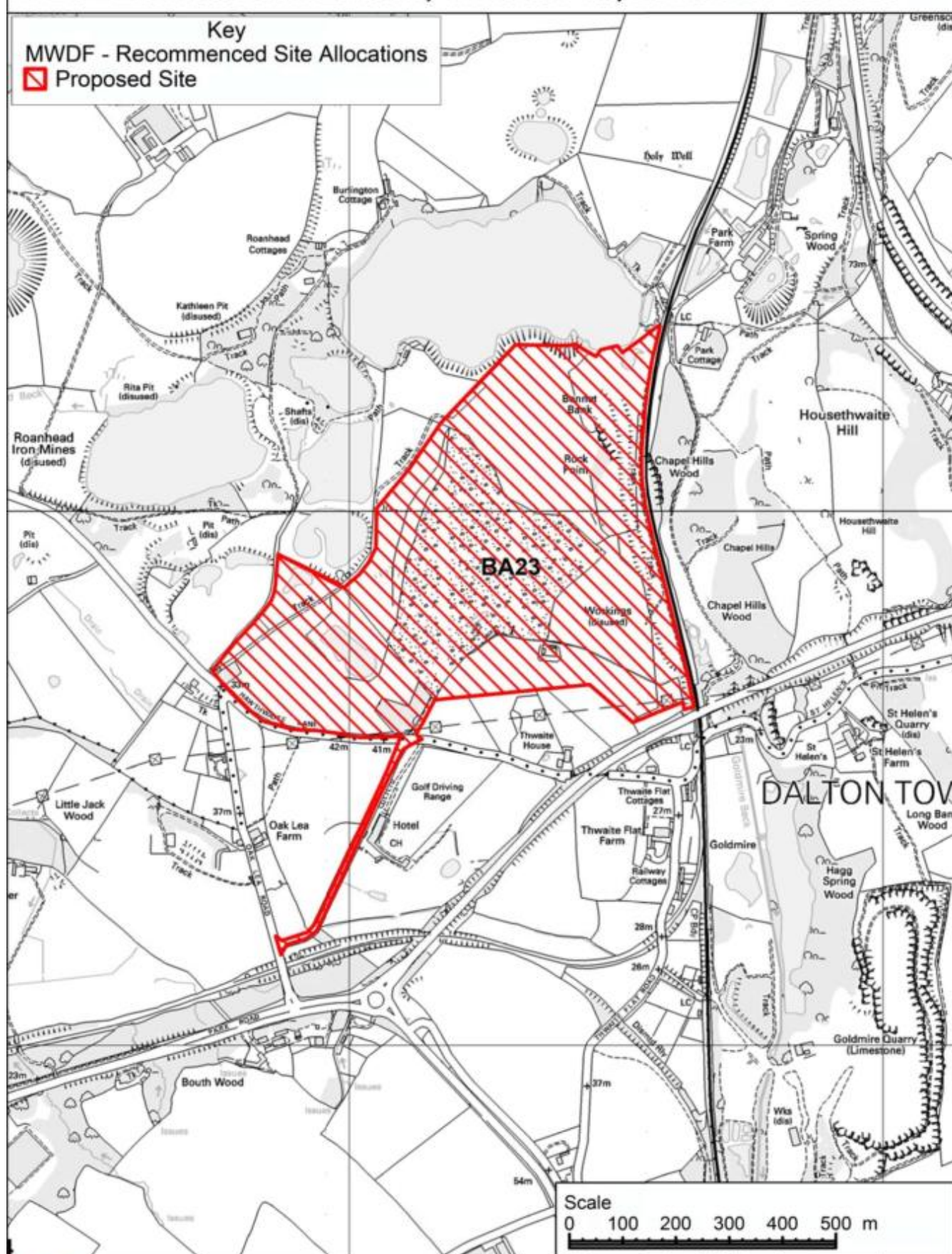
- 350** Grade 3 - 20 to 60% likelihood that this is Best and Most Versatile land.

Sequential approach

- 351** An existing landfill, in open countryside, with very limited remaining capacity.

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BA23 - Bennett Bank Landfill, Thwaite Flat, Barrow-in-Furness



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - BA23 Bennett Bank Landfill, Thwaite Flat, Barrow-in-Furness

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	x	Adjacent to railway but unlikely to have the potential for a new siding, although space is available if required.	SP2 – To improve access to services, facilities the countryside and open spaces	- 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?	
	Access to proposed primary road network					
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?	
	Greenfield	x	The landfill planning application proposal extended into greenfield areas	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 and at a town or key service centre	0	N/A		- 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	
	Owner objection exists					
5. Flood Risk	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)			EN3 – To improve the quality of the built environment		
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	Close proximity to hotel, golf facility and recreational fishing ponds			
7. Co-location potential	Large enough to accommodate more than one facility	✓✓	Operator suggests that there is potential for a number of different types of waste treatment facilities	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			NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	
	Houses within 250 metres	xx	Existing landfill site, but residential properties are close to the eastern and southern boundaries	NR1 – To improve local air quality and reduce greenhouse gas emissions SP5 – To improve the health and well being of people	- 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			NR4 – Manage mineral resources sustainably and minimise waste	Will the option:	
	Potential to enhance				- protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	No impact			EN1 – To protect and enhance biodiversity		
	Indirect adverse (site outside designated area)	?	May require Habitats Regs Assessment – 900m from Morecambe Bay Ramsar, SPA and SAC. Appropriate Assessment was not needed for recent landfill planning application	EN2 – To preserve enhance and manage landscape quality and character for future generations	- 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?	
	Direct adverse (site directly within designated area)					
	Local sites or priority species/habitats					
	Potential to enhance					

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Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	No impact					
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	x	Mitigation for water quality and site drainage may be an issue because of the County Wildlife Sites (Roanhead Mines) adjacent to the north western edge of the site		- 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?	
	Site likely to adversely impact on nationally designated landscape areas					

Cumbria MWDF Site Assessments Report - January 2012

BA25 Haws View Industrial Estate, Barrow-in-Furness

- 352** This site was not identified in the 2007 consultations. A 2.7ha site, with potential for built waste treatment facilities. It was a reserve site because it was not clear whether a site in addition to Ormsgill Yard and Sowerby Woods was needed. An adjoining site, purchased for other development that requires a highly skilled workforce, may not go ahead with significant inward investment, if BA25 is developed for waste management.
- 353** The Habitats Regulations Assessment concludes that, without drainage mitigation measures, contaminated water could flow to the estuary and have impacts on the Morecambe Bay SAC and Ramsar and Duddon Estuary SPA.

Summary of comments from previous consultation stages

- 354** Proposals for waste treatment on this land are unrelated to any existing waste treatment site, would create a plethora of sites along Park Road and would prejudice inward investment into Furness. It is unlikely that the use of the site for waste treatment would create high value jobs.
- 355** Access is unsuitable for the large number of vehicle movements normally associated with waste treatment.

Summary of comments from the Regulation 25 consultation stage

- 356** Comments received during this consultation were that advice should be sought on archaeological mitigation; and the Environment Agency points out that the site is located either in close proximity to groundwater abstractions or within a defined groundwater source protection zone and that this will place greater emphasis on the pollution control measures for the site.

Environmental assets

- 357** Morecambe Bay SAC and Duddon Estuary SPA lie within 350m of the site. It falls within the Duddon Estuary and Duddon Mosses SSSI consultation area. Sowerby Woods CWS is 670m away and Lower Ormsgill Reservoir and Cocken Pool CWS is 1.2km. North Walney National Nature Reserve is 350m away, whilst an un-named Ancient Woodland, which is also semi-natural woodland UK priority habitat, is 1.5km.
- 358** A public footpath runs along the northern boundary of the site. Cycle route 72 runs along the main road into Barrow.

Enhancement potential

- 359** Would be considered in the Habitats Regulations Assessment.
- 360** There are archaeological remains in the vicinity, so some mitigation measures may be required.

Flood map zone

- 361** No flood risk identified.

Safeguarding

- 362** No safeguarding issues have been identified.

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Agricultural Land Classification

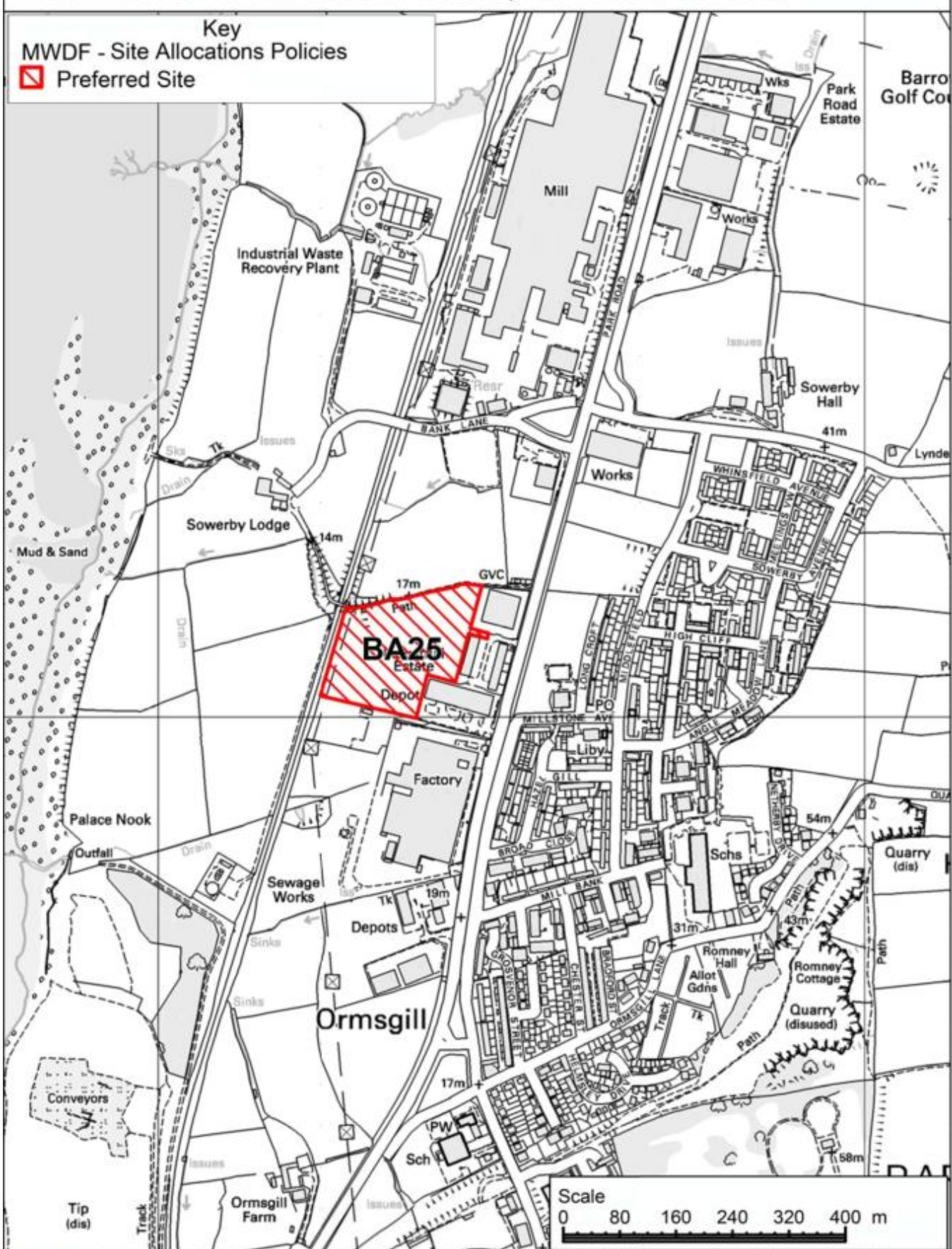
363 Urban.

Sequential approach

364 Greenfield allocated employment land at a town.

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BA25 - Haws View Industrial Estate, Barrow-in-Furness



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - BA25 Haws View Industrial Estate, Barrow-in-Furness

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	✓✓	The site is to the north of Barrow on the main arterial road.	SP2 – To improve access to services, facilities the countryside and open spaces		
	Potential for rail access	x	Adjacent to railway, but unlikely to have the potential for a new siding for this scale of development		- 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?	
	Access to proposed primary road network					
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?	
	Greenfield	x	But allocated	NR3 – To restore and protect land and soil	- encourage the siting of waste management facilities on brownfield land?	
	Allocated for waste management or employment use and at a town or key service centre	✓✓	Currently allocated as local employment site.			

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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	✓✓		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 2			EN3 – To improve the quality of the built environment		
	Zone 3a					
	Zone 3b (functional floodplain)					
6. Other land uses	Conflict unlikely with other land use	✓✓	Land already allocated and development would be an extension of existing industrial estate.	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	✓✓	Potential for a number of different types of waste treatment facilities.	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	x	All but one property are on the opposite side of the industrial estate and the A590.	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)		Requires Habitats Regs Assessment – 350m from Morecambe Bay SPA/SAC and National Nature Reserve	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?	
	Local sites or priority species/habitats Potential to enhance No impact	✓	Closest local site more than 600m away and not situated on receptor pathway.			

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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)				- protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	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	✓✓		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					

A greenfield site, allocated for employment use, with good road transport access.

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M13 Goldmire Quarry extension, Thwaite Flat, Barrow-in-Furness

- 365** Previously refused on appeal, on environmental grounds, which are still considered to be valid. Included within a proposed Mineral Safeguarding Area.

Summary of comments from previous consultation stages

- 366** The proposed area runs the risk of breaking the skyline, with Dalton views being impaired. If practicable, deeper working of the existing quarry or a southward extension might be preferable.
- 367** It was noted that, given the availability of crushed rock reserves elsewhere in the county, an extension to the quarry was not justified.

Environmental assets

- 368** The site lies 170m from Hagg Spring Wood (2) Ancient Woodland; 200m from Hagg Spring Wood (1) Ancient Woodland; Long Bank Ancient Woodland is 220m away; and Chapel Hill Wood Ancient Woodland is 580m. Goldmire Valley County Wildlife Site lies 100m from the site; Dalton and Lindal Mining Area CWS is 860m; and Roanhead Mines CWS is 1.5km.
- 369** Dalton Conservation Area and the closest Listed Buildings lie 200m to the east.

Enhancement potential

- 370** Restoration scheme could offer potential.
- 371** There are archaeological remains in the vicinity, so some mitigation measures may be required.

Flood map zone

- 372** No flood risk has been identified.

Safeguarding

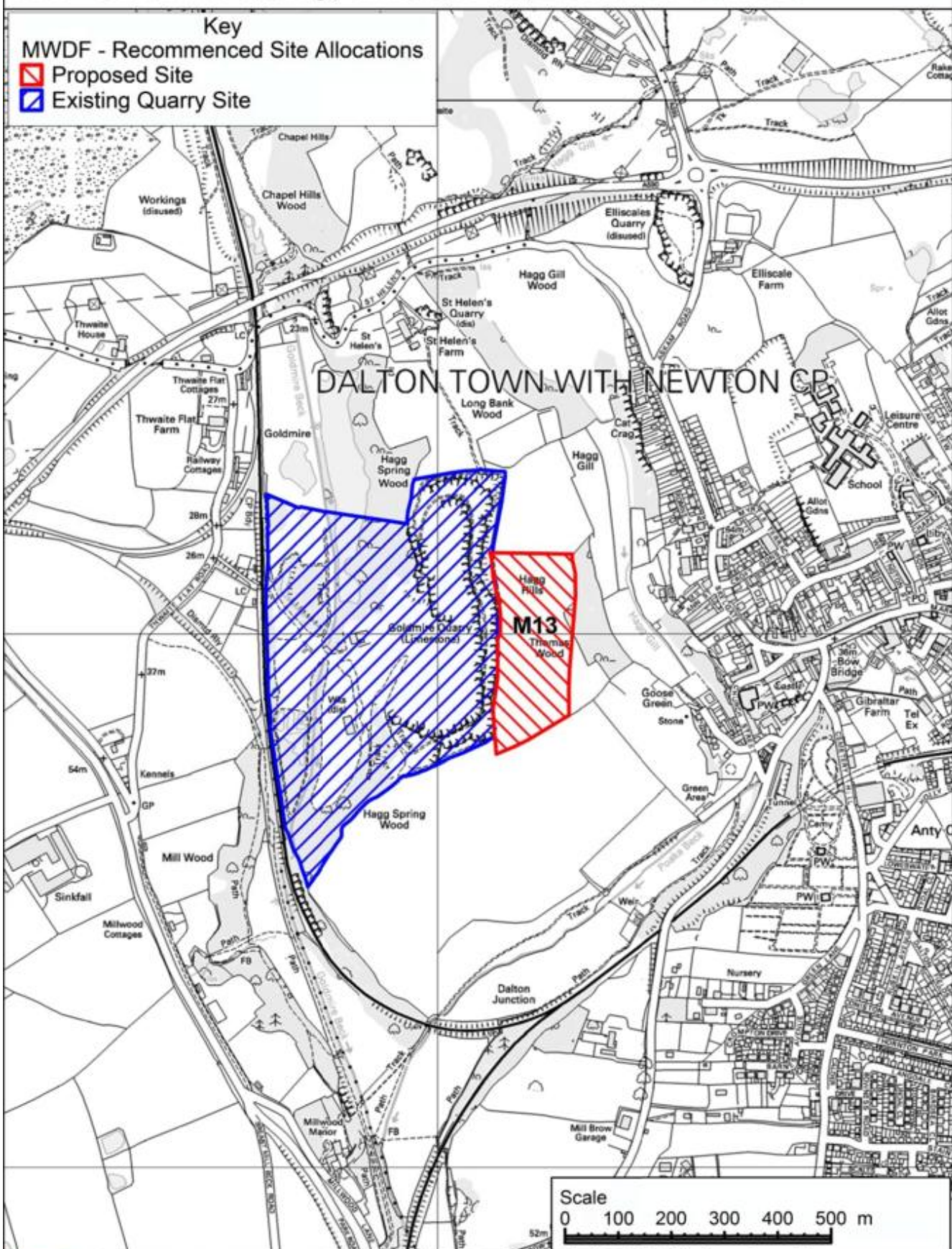
- 373** No safeguarding issues identified.

Agricultural land classification

- 374** Part grade 3 and part grade 5 - less than 20% likelihood that this is Best and Most Versatile land.

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M13 - Goldmire Quarry, Thwaite Flat, Barrow-in-Furness



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MINERALS SITE SCORING MATRIX - M13 Goldmire Quarry extension, Thwaite Flat, Barrow-in-Furness

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	CS1 - minimise the need for the transport of minerals and aggregates?
	Access to existing primary road network	xx	Close to the A 590, but Thwaite Flat Road is inadequate for large volumes of lorry traffic.	SP5 - To improve the health and sense of well being of people		
	Potential for rail access	?	The site adjoins the railway, but it seems unlikely that a siding would be built or that provision would be made to load directly onto the railway at night (as at Ghyll Scaur quarry).			
	Access to proposed primary road network					
2. Deliverability	Good local road accessibility			No directly related SA objectives	No directly related SA criteria	
3. Flood Risk	No owner objection	✓✓				See GDC policy 13 – 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					
	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?	

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Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
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	xx	Appeal previously dismissed due to environmental impact.			
	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? - limit the negative impact on people's health and well being?	
	Houses within 250 metres	xx	69 properties within 250m.	NR1 – To improve local air quality and reduce greenhouse gas emissions		
				SP5 – To improve the health and well being of people		
6. Environmental Assets	European/National sites, species or habitats			EN1 – To protect and enhance biodiversity	Will the option: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	Potential to enhance					
	No impact	✓		EN2 – To preserve enhance and manage landscape quality and character for future generations	- 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?	
	Indirect adverse (site outside designated area)					
	Direct adverse (site directly within designated area)					
	Local site or for biodiversity priority species/habitat					
	Potential to enhance					
	No impact	✓				
	Requires mitigation/ compensatory measures - Indirect adverse (site outside designated area)					

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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 for Direct adverse impact (site directly within designated area)				- 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?	
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	✓✓		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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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
BA1	Phoenix Road/Bessemer Road	Virtually all committed to other developments.
BA5	Sowerby Woods	Not compatible with owners' intentions, also problems with access over railway line.
BA11 and BA12	Park Road	Already committed to other developments.
BA13	Ramsden Dock	Regeneration plans/development at an advanced stage.