

Cumbria MWDF Site Assessments Report - January 2012

Carlisle

PROPOSED SITES WITHIN CARLISLE CITY

Household Waste Recycling Centres

- None

Waste Treatment Facilities

First preference

- CA30 Kingmoor Road recycling centre
- CA31 Kingmoor Park East

Reserve list

- CA11 Willowholme

Energy from Waste

- CA31 Kingmoor Park East

Landfill

- CA24 Hespin Wood

MINERAL SITES: PREFERRED AREAS OR AREAS OF SEARCH

- M8 Cardewmires Quarry sand and gravel Area of Search (release unlikely to be needed within the plan period)
- M10 Silvertop Quarry limestone Area of Search

MINERAL SAFEGUARDING AREAS

- Limestone, sand and gravel and shallow coal and fireclay

Cumbria MWDF Site Assessments Report - January 2012

CA11 Stephenson Industrial Estate, Willowholme, Carlisle

- 375** This site has an existing waste transfer and recycling facility and a partly completed inert waste landfill. It was put forward for consideration for further waste treatment developments, including In Vessel Composting, a Mechanical and Biological Treatment plant, including heat treatment/autoclaving, a Materials Recycling Facility and further development of the Waste Transfer Facility.
- 376** This is a reserve because issues with its access and junction capacity need to be remediated. It is not considered to be as appropriate as others at Carlisle, particularly once the Northern Development Route has been built. There may be outstanding issues with regard to flooding and flood compatible developments. It is within flood zones 2 and 3, and flooded again in November 2009; there is a flood protection scheme being developed.
- 377** It is considered that the matters raised in the consultation comments would need to be addressed in planning application proposals; this is likely to include wildlife surveys.
- 378** The Habitats Regulations Assessment concludes that otter habitat should be maintained and enhanced and that, without drainage mitigation measures and containment of wastes, contaminated water could flow to the adjacent River Eden SAC.

Summary of comments from previous consultation stages

- 379** This industrial estate is located within Flood Zones 2 and 3, immediately adjacent to the River Eden and Tributaries SSSI and SAC and the Cumbria Way long-distance footpath. Because of the risk of contaminating the River Eden during a flood, the type of waste would be relevant under CROW and Habitats Regulations, as would any operation which is particularly noisy. Appropriate flood alleviation measures would be required before any development could go ahead.
- 380** Access to the site is via an unadopted road through Willowholme Industrial Estate. It is anticipated that the development of this site for waste management purposes would require some improvement to the site entrance.
- 381** Network Rail would need to be consulted on planning applications for this site.
- 382** The use of this site was preferred to Peter Lane, Cummersdale.
- 383** With the flood protection scheme nearing completion on this site, it would be suitable for a recycling plant, as that type of work is already done there.
- 384** The site is bound on all sides by established screen planting. The closest residential properties are located approximately 250m to the north of the site boundary, across the River Eden.
- 385** This site lies within the river floodplain.

Summary of comments from the Regulation 25 consultation stage

- 386** Comments received during this consultation were: that the impact on the setting of Scheduled Ancient Monuments, World Heritage Site and the Conservation Area will need to be assessed; advice should be sought on archaeological mitigation and interpretation of the historic ford; that there is a single access road into the industrial estate and the capacity of this, and its junction from Bridge Road (Shannongate Junction), would need to be assessed; access to

Cumbria MWDF Site Assessments Report - January 2012

the site is by an unadopted road, the construction of which is below standard and requires remediation; and that the site should be assessed for its potential as a great crested newt habitat.

Owners

387 The owners, Waste Recycling Group, support the proposed use of the site.

Environmental assets

388 Within a 2km radius of the proposed site are 14 Scheduled Ancient Monuments, all associated with Hadrian's Wall World Heritage Site and its Visual Impact Zone. Carlisle City Conservation Area is about 900m away.

389 The River Eden and Tributaries SAC and the River Eden and Tributaries SSSI are adjacent to the site. Engine Lonning County Wildlife Site is 275m to the south; Kingmoor Nature Reserve CWS lies 870m away and Kingmoor Sidings CWS is across the river at 170m. Otters are present along the river, and great crested newts are possible on the site, as well as kingfisher and noctule and pipistrelle bats. The site is within a geese/swan flyway area.

390 Cycle Route 72 and both the Cumbria Coastal Way and Hadrian's Wall Path run adjacent to the site.

Enhancement potential

391 Enhancement to this site would mean pulling the development back from the river bank top to provide a buffer of natural habitat, and restore the riverside link to Sheepmount Recreation Ground. Possibly otter holts and bat box features. The site is within a potential great crested newt area.

392 This is the site of an historic ford, so mitigation would be required.

Flood map zone

393 Flood Zones 2 & 3.

Safeguarding

394 The site is within the safeguarding area for the Macgas and Calor Gas Ltd. sites.

Agricultural Land Classification

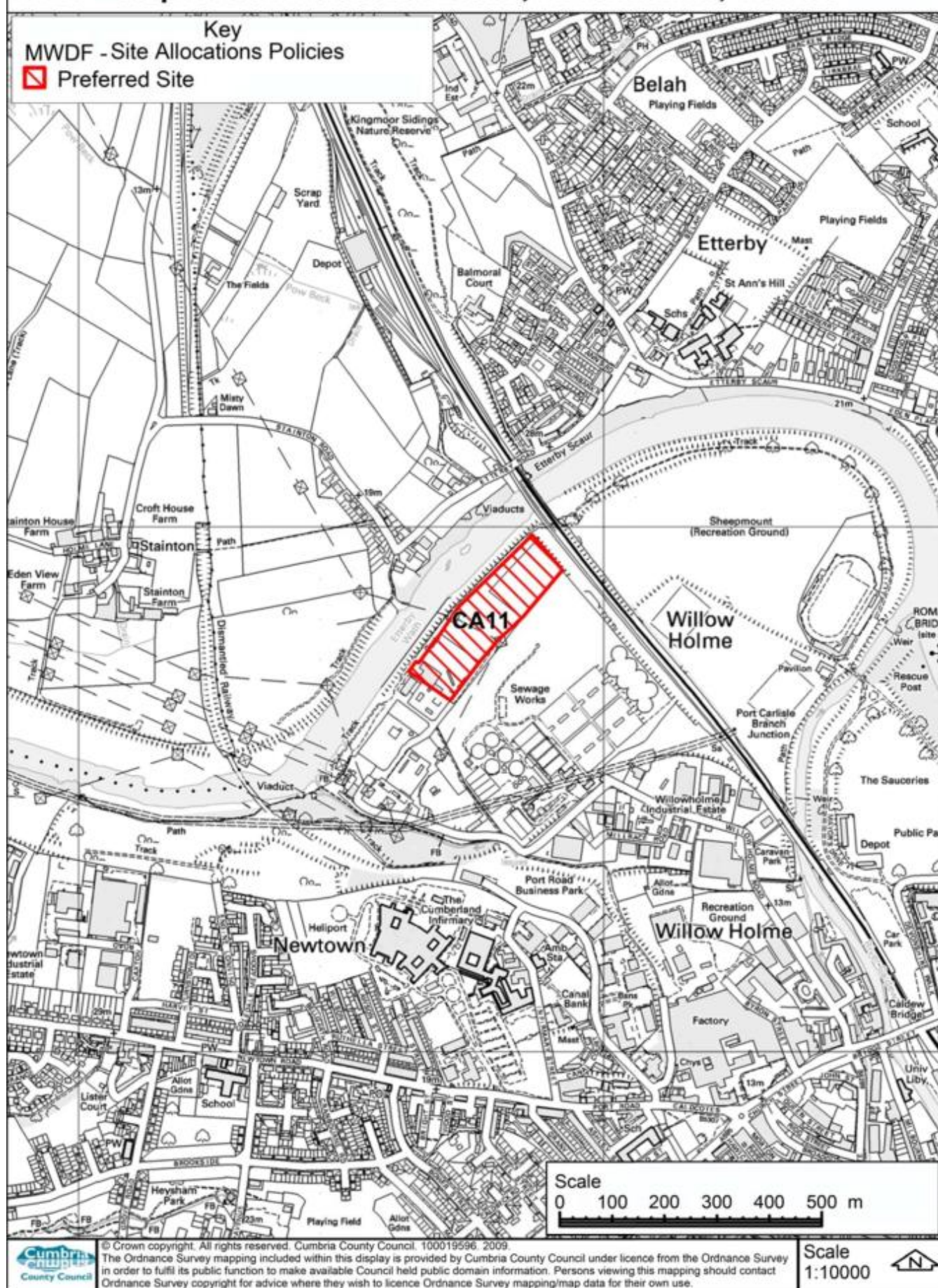
395 Urban.

Sequential approach

396 Brownfield site within a town.

Cumbria MWDF Site Assessments Report - January 2012

CA11 - Stephenson Industrial Estate, Willowholme, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

CA24 Hespín Wood Landfill Complex, Todhills, Carlisle

- 397** Planning permission for a waste resource park, including a Mechanical and Biological Treatment Plant was granted for this site by the County Council in April 2009. An area of 16ha to the north of the existing landfill was put forward for consideration for additional landfill capacity; an area of 4ha to the south east of the wood processing facility was put forward for its expansion; and an area of 4ha to the south west of the site was put forward for an extension of recycling facilities and/or a new Household Waste Recycling Centre.
- 398** This is a preferred site for additional landfill capacity, but not necessarily the 16ha that have been suggested for consideration. It is considered that there should not be further developments at Hespín Wood, that would involve increases in traffic, until the Carlisle Northern Development Route is open. However, the provision of additional landfill capacity is unlikely to be needed before 2012 and seems unlikely to generate increased traffic. It would be a continuation of landfill operations, probably at a smaller volume/year, as wastes are diverted from landfill.
- 399** It is not clear how much additional landfill capacity will be required, the Core Strategy Policy will be kept under review in the Annual Monitoring Reports. The operator has been unable to provide information on the loss of approved landfill capacity due to the M6 extension; it is also not yet known what reduction in landfill requirements will be secured by the MBT plant and by reductions in commercial and industrial waste being landfilled.
- 400** It is not known whether a new Household Waste Recycling Centre will be needed for the Carlisle area, in addition to the existing ones at Bousteads Grassing and Brampton. The greenfield site that was put forward for consideration as an HWRC is outside the existing complex and next to a residential property and is not considered to be appropriate. It would need to be demonstrated if one can be developed with acceptable impacts on woodlands and habitats, and if there is capacity within the site for the very high volumes of traffic that would be likely to be generated. It will also depend on the impacts of the CNDR on reducing traffic flows on local roads, once it is open, and on the impacts of other developments that are being proposed in this part of Carlisle.
- 401** This is already a major waste management complex and one of the Mechanical and Biological Treatment (MBT) plants for municipal waste has been built there; planning permission has also been granted for a Materials Recovery Facility and the aggregates recycling plant has been relocated. It used to have a direct access from the A74, but since the M6 has been extended, access is via Parkhouse Road and a new road.
- 402** Recent developments and proposals have considerably reduced the tree screens, woodlands and other habitats at Hespín Wood, including ones for protected species. It is not considered that provision should be made for any other further developments, including the suggested extension to wood processing and the recycling facility, because these would lead to further losses and increased industrialisation of the site.
- 403** The Habitats Regulations Assessment concludes that habitat surveys would be needed, including ones for otters, with maintenance and enhancement measures, as appropriate, and that similar mitigation measures to those at the existing landfill would be needed to avoid other impacts on the River Eden SAC.

Cumbria MWDF Site Assessments Report - January 2012

Summary of comments from previous consultation stages

- 404** At the time that the extension of the M6 was about to commence, which would close the access to Hespin Wood from the A74, concerns were expressed that traffic to the site would become dependent upon the new All Purpose Route, which would have serious traffic implications for this location and the surrounding road network. The new road has been specifically designed to be non-HGV friendly, it will not be used even in the event of a major accident on the new M74. Larger vehicles (articulated lorries, etc.) would not only decimate the road, as there are tight bends to negotiate, but create a safety hazard.
- 405** *Note: The M6 extension has now been completed and traffic to Hespin Wood is using the new all-purpose route.*
- 406** It was felt that there should not be intensified use of the site, it should just be used for landfill and restored to agriculture. It was also suggested that the existing composting operation should be moved as it causes unacceptable smells for residents.
- 407** The need for such a large greenfield site was questioned, given the proximity principle and existing facilities with room to accommodate expansion. In addition, concerns were expressed about health effects from chimney emissions and about potential negative impacts on the Solway Coast AONB.
- 408** The minor watercourses on this site enter the Solway and River Eden SSSI/SAC/SPA/Ramsar, which are slightly over 1km downstream. Water quality of drainage leaving the site is relevant under CROW & Habitats Regulations. There are also breeding birds, otters, a record of a great crested newt within this site and good records of red squirrels in the area. The main concerns were mitigation to prevent harm, to maintain the woodland on the site, not just treat it as a landscaping screen; management of restoration; and the need to determine the Great Crested Newt population to decide whether it requires more significant management/pond creation.
- 409** Network Rail would need to be consulted on planning applications for this site.
- 410** The site was also supported as it lies on the, then, proposed M74 relief road, which would have buses running to Gretna to cater for employees. It is already screened, has good vehicular access, could be worked overnight and is far enough from any residential area to not cause concerns.

Summary of comments from the Regulation 25 consultation stage

- 411** Comments received during this consultation were: that advice should be sought on archaeological mitigation; that the narrow rural roads are unsuitable for the traffic; low bridges and weight restrictions cause lorries to use small unclassified roads, causing irreparable damage to verges and the countryside, and to use private driveways as passing places; the highway authority considers that further developments should only be progressed on completion of the CNDP and that development will need to contribute towards ensuring the structural integrity of the intended road access network (i.e. resurfacing/improving the road surface from the C1022); that part of the site has been taken by the M6 extension and is close to Todhills, where there is already public concern over some of the existing operations at Hespin Wood; and that there is a water distribution main passing through the east of the site, requiring a 5m wide maintenance strip and no building or level changes in the proximity.

Cumbria MWDF Site Assessments Report - January 2012

Environmental assets

- 412** The site is around 1.3km from the Solway Firth SAC and the Upper Solway Flats and Marshes SPA, Ramsar and SSSI; it is also around 615m from the Rockcliffe Moss County Wildlife Site. The northerly extension that has been proposed is within an important area for geese and swans and the whole site is within a geese/swan flyway area. There are public footpaths to the north and south east of the site.
- 413** There are good records of red squirrels in the area, great crested newts are recorded on the site and otters are nearby. The site is also home to breeding birds.

Enhancement potential

- 414** Main concerns are to maintain and enhance woodlands on the site and the management of restoration. Also the newt population should be determined to decide whether more significant management, including pond creation, would be appropriate.
- 415** Information is required on the extent of modern disturbance at the site - some archaeological mitigation may be required.

Flood map zone

- 416** No identified flood risk.

Safeguarding

- 417** The site is within the Carlisle Airport safeguarding zone.

Agricultural Land Classification

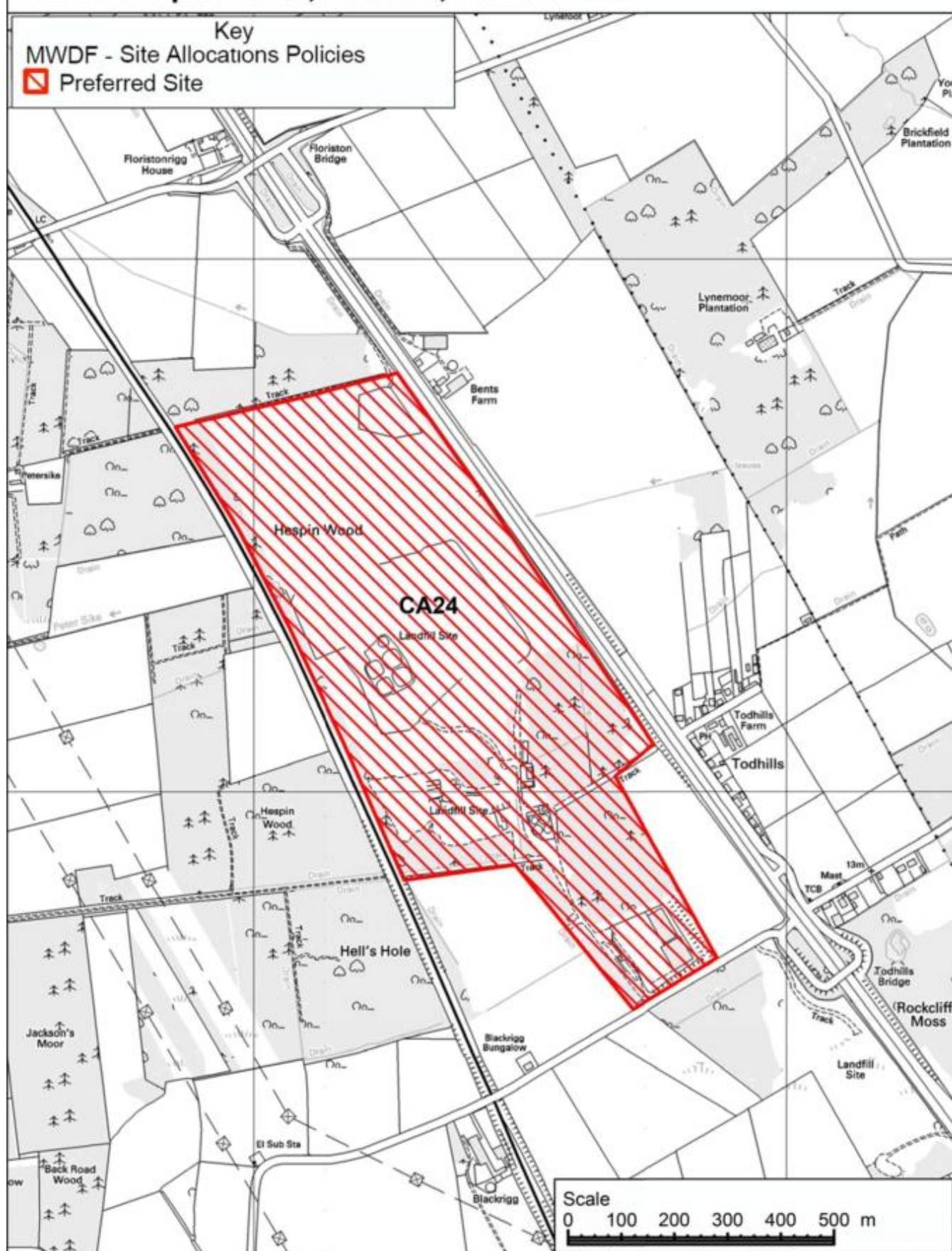
- 418** Grade 3 - greater than 60% likelihood that this is Best and Most Versatile land.

Sequential approach

- 419** Greenfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012

CA24 - Hespin Wood, Todhills, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

CA30 Kingmoor Road recycling centre, Carlisle

- 420** This site was not included in the 2007 consultations. It is a recycling facility that has been operating since 1997 on around 1ha of a former engineering works. It accepts clean recyclables from local authority kerbside collections, Household Waste Recycling Centres and mixed commercial and industrial wastes. Currently around 39,000 tonnes/year of cardboard, paper, glass, cans, plastics, wood and metals are sorted and baled. It has now been put forward for consideration for further development, on an extended site, with an anticipated throughput of around 58,000 tonnes/year. This is a first preference site once the CNDR is fully open.
- 421** It is considered that the matters raised in the consultation responses and environmental improvements at the site would need to be addressed at the planning application stage. Kingmoor Road will be served by a new roundabout on the CNDR, but the height restriction at the bridge (13ft 9 ins) will still be an issue.
- 422** The Habitats Regulations Assessment concludes that this site is unlikely to have impacts on the River Eden SAC.

Summary of comments from previous consultation stages

- 423** This site is partially designated as a Primary Leisure area, which links into a designated Local Nature Reserve. The loss of this area would be resisted.

Summary of comments from the Regulation 25 consultation stage

- 424** Comments received during this consultation were: that it was too close to housing; it has limited access from one direction due to a low bridge, meaning larger lorries travel through town; extension may be constrained by protected species and the adjacent nature reserve; the highway authority would resist intensification of use before the CNDR is open and points out that access from the CNDR is restricted by a rail bridge height restriction.

Environmental assets

- 425** The site is around 700m from both the River Eden and Tributaries SAC and SSSI; it adjoins the Kingmoor Sidings County Wildlife Site, which is also a Local Nature Reserve, and is on the opposite side of Kingmoor Road from the Kingmoor South Nature Reserve CWS. It is 500m from the Stanwix Conservation Area and is less than 100m from the Hadrian's Wall World Heritage Site Visual Impact Zone.
- 426** The site is within a goose/swan flyway area and a great crested newt area; it is also 550m from a goose/swan important area. A public footpath is on the opposite side of Kingmoor Road to the site.

Enhancement potential

- 427** The following Key Species have been recorded in the locality: brown hare, common pipistrelle and noctule bat, Dingy Skipper, Small Heath, Wall and Grayling butterfly, great crested newt, Lattice Heath and Cinnabar moth, otter, Pink Waxcap fungus and barn owl. Surveys required for breeding birds, reptiles, invertebrates and botanical interest.
- 428** Assessment will be required of any likely impact on local and national biodiversity, but potential for habitat creation and/or enhancement, especially the northern part of this site, which appears to be semi-natural habitat.

Cumbria MWDF Site Assessments Report - January 2012

429 There are archaeological remains in the vicinity, so some mitigation measures may be required.

Flood map zone

430 No flood risk has been identified.

Safeguarding

431 The site is within the Carlisle Airport 30km safeguarding area and lies 1.1km from the MoD ROC Carlisle Technical Site safeguard area.

Agricultural Land Classification

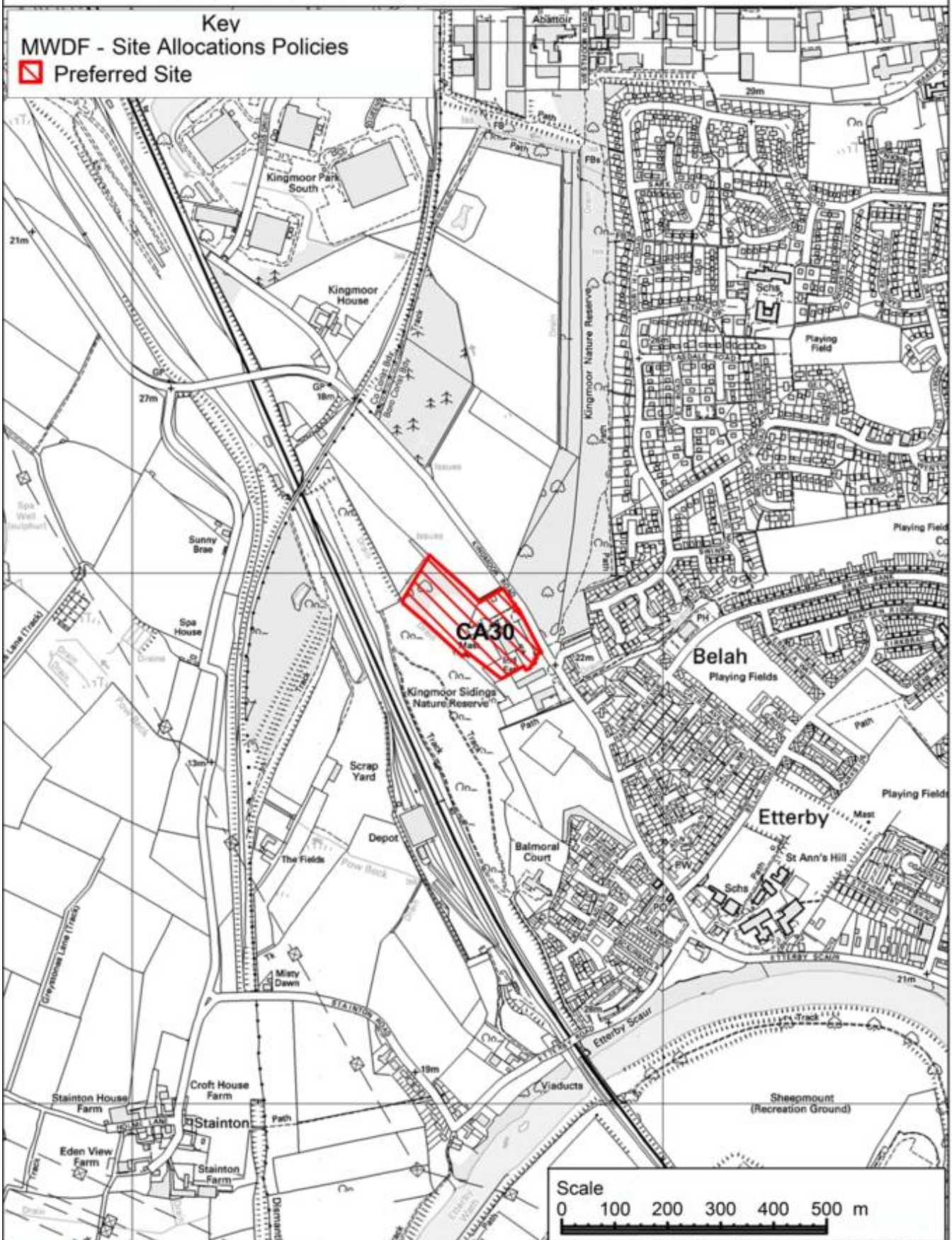
432 Urban.

Sequential approach

433 Part brownfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012

CA30 - Kingmoor Road Recycling Centre, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

CA31 Kingmoor Park East, Carlisle

- 434** This site was not identified in the 2007 consultations. It has been put forward for waste management facilities, including an Energy from Waste plant, primarily for electricity generation, to supply all the Kingmoor Park sites. This is a first preference site for waste treatment facilities and is preferred for Energy from Waste, once the Carlisle Northern Development Route (CNDR) is fully open.
- 435** This site is ideal in traffic terms because it would gain direct access to a new roundabout on the CNDR. An Energy from Waste plant could resolve electricity supply problems for the whole complex of Kingmoor Park sites, which are connected by their electricity supply.
- 436** The Habitats Regulations Assessment concludes that habitat surveys for otters may be needed, with maintenance/enhancement measures as appropriate and that, without drainage mitigation measures, this site could have other impacts on the River Eden SAC. The site is near one of the most important areas for great crested newts, so mitigation/compensation measures are likely to be needed.

Summary of comments from the Regulation 25 consultation stage

- 437** Comments received during this consultation were: that the narrow rural roads are unsuitable for the traffic; low bridges and weight restrictions cause lorries to use small unclassified roads, causing irreparable damage to verges and the countryside, and to use private driveways as passing places; the highway authority has no objections, providing the CNDR is open before the use commences; that Kingmoor Park is a strategic regional site that is intended to support the regeneration of Carlisle; that any new or additional waste facilities should be planned and operated in ways that would not adversely impact on its future development potential; the need for additional Energy from Waste plants is questioned; that preference should be given to technologies that support renewable energy production and offer more sustainable solutions to local commercial and industrial waste arisings; and that the site should be assessed for its great crested newt potential.

Environmental assets

- 438** River Eden SAC lies 800m away. The site is 340m from the nearest County Wildlife Site, Kingmoor Nature Reserve CWS; and is 780m from Kingmoor Sidings CWS. The Kingmoor railway sidings corridor is one of the most important sites in the county for great crested newts.
- 439** The site lies 100m to the east of the Hadrian's Wall World Heritage Site Visual Impact Zone.

Enhancement potential

- 440** Surveys required for breeding birds, reptiles, invertebrates and botanical interest.
- 441** Development of this site could provide habitat creation/enhancement in tandem with construction of the nearby Carlisle Northern Development Route. There could be reasonable potential for enhancement for great crested newts.

Flood map zone

- 442** No flood risk identified.

Cumbria MWDF Site Assessments Report - January 2012

Safeguarding

443 The site lies within the Carlisle Airport 30km safeguarding area.

Agricultural land classification

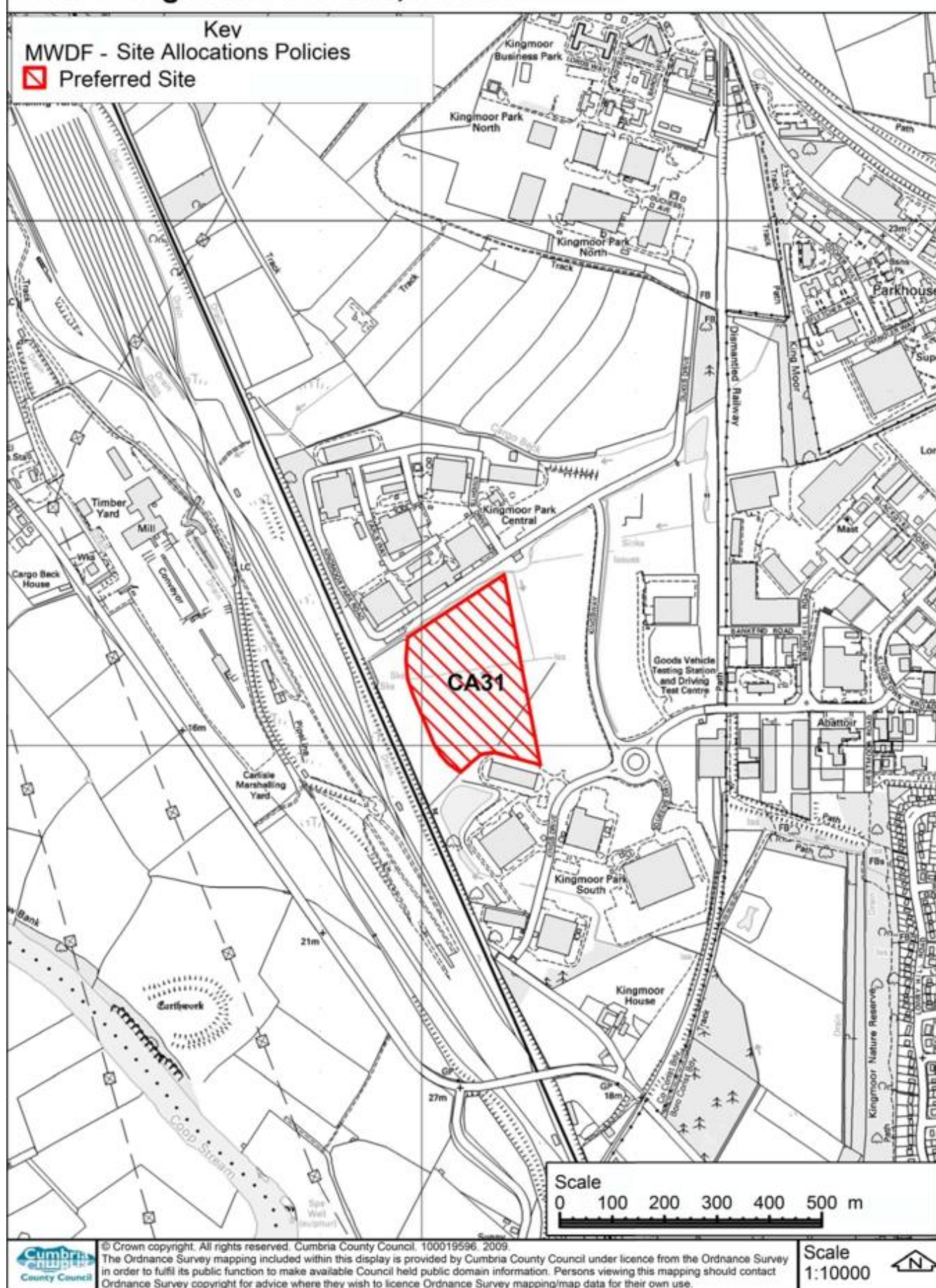
444 Urban.

Sequential approach

445 Brownfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012

CA31 - Kingmoor Park East, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

M8 Cardewmires Quarry, Cardewlees, Dalston, Carlisle

- 446** This is a sand and gravel quarry - almost all of the material produced at Cardewmires is used locally. The planning permission was extended recently from 2009 to 2026. The remaining reserves within its area are around 1.7 million tonnes, sufficient for 16 years sales at recent rates. Whilst seeking to secure medium to long term reserves at Cardewmires, the company has investigated the geology of a 23 hectare potential extension revealing good quality river terrace sand and gravel, which could be taken to the existing plant area by conveyor under the railway. This extension area could provide around 2 million tonnes, which would be sufficient for an additional 20 years production at an annual output of 100,000 tonnes. This is a proposed Area of Search, but which seems unlikely to be needed within the plan period.
- 447** A planning application for extension would have to include an acceptable restoration scheme and mitigation of environmental impacts.

Summary of comments from previous consultation stages

- 448** Retaining the Preferred Areas for sand and gravel at Cardewmires Quarry should be acceptable, especially as this is what was recommended in the Minerals and Waste Local Plan.
- 449** There could be a potential issue/conflict in relation to fish migration and angling in the River Wampool through Cardewmires.
- 450** There are likely to be issues regarding protection of the River Wampool itself.
- 451** This site lies partly within a river floodplain.

Environmental assets

- 452** Both the River Eden and Tributaries SAC and SSSI are 1.1km away. Two areas of Special Roadside Verge lie 700m and 600m to the north.
- 453** Otters, brown hares, bat species and barn owls are all recorded in the vicinity.
- 454** Dalston Conservation Area is 700m away. A Scheduled Ancient Monument, comprising a settlement SE of Cardew Hill, lies 900m away.
- 455** Cycle route 10 runs east of the site.

Enhancement potential

- 456** An assessment is needed of the value of the remaining marshy grassland habitat - it may qualify as the purple moor-grass/rush pasture UK priority habitat, which could be confirmed through site survey.
- 457** Restoration of any scheme should have specific Biodiversity Action Plan habitat objectives, as well as recognising the need to protect landscape quality, distinctiveness and character.
- 458** There is potential for prehistoric remains on site - mitigation would be required. Impact on the setting of the Dalston Conservation Area should be assessed and, where appropriate, mitigated.

Cumbria MWDF Site Assessments Report - January 2012

Flood map zone

459 Zones 2 and 3.

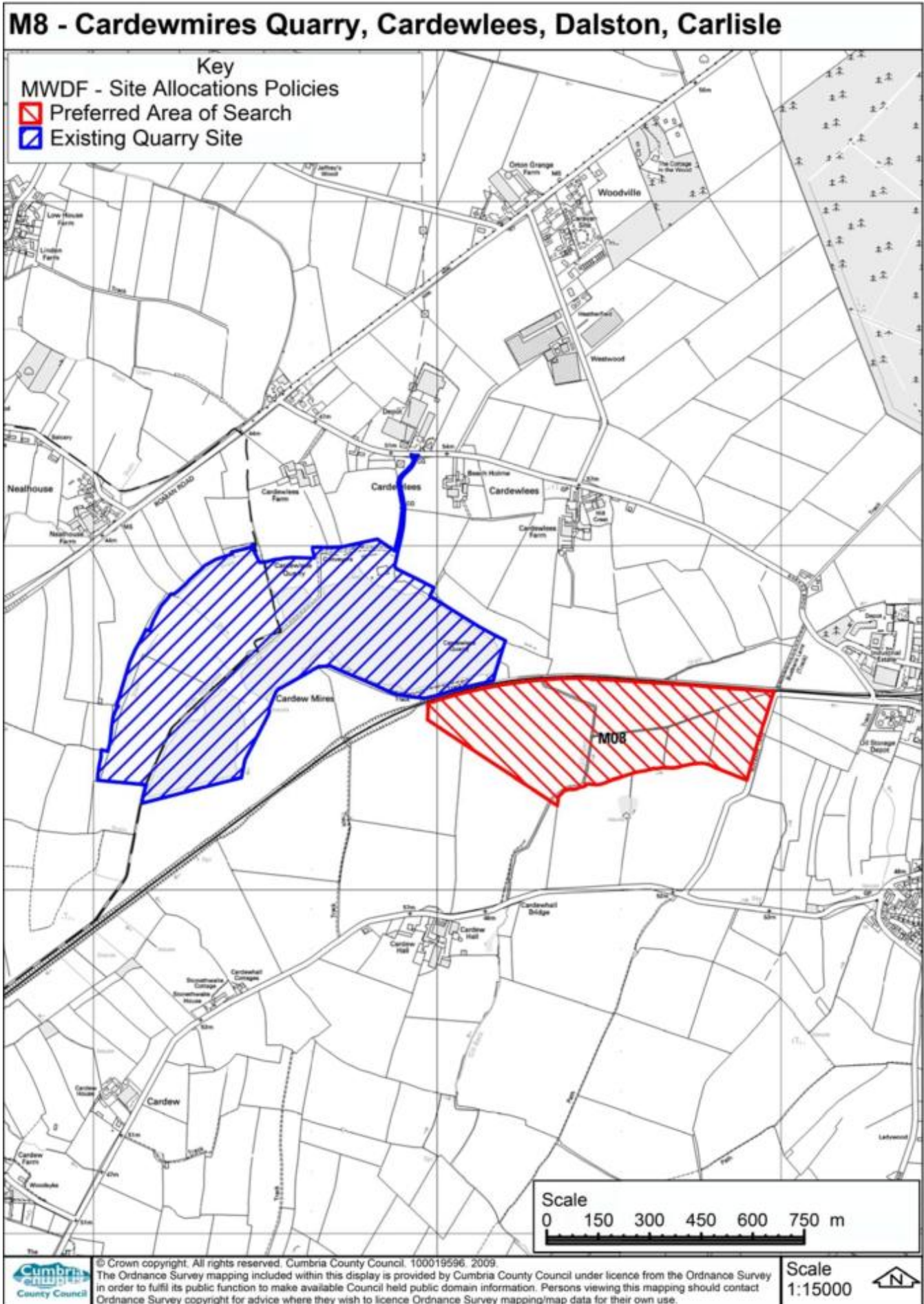
Safeguarding

460 The site is crossed by the Dalston to Wigton Transco gas pipeline safeguarding area and is within the Carlisle Airport 8km safeguarding zone.

Agricultural land classification

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

Cumbria MWDF Site Assessments Report - January 2012



Cumbria MWDF Site Assessments Report - January 2012

M10 Silvertop Quarry, Hallbankgate, Brampton

- 462** This is a limestone quarry, the only crushed rock quarry in this part of the county. The site is a proposed Area of Search for a small extension, if part of possible landscape impact mitigation measures.

Summary of comments from previous consultation stages

- 463** The proposed additional site is located in an area that supports important populations of lapwing and skylark, both red listed UK Biodiversity Action Plan species.
- 464** Whilst the existing and proposed site lies wholly within a sensitive landscape, the small addition proposed is unlikely to raise any issues.

Environmental assets

- 465** Both the North Pennine Moors SAC and SPA lie 1.5km from the site, as does the Geltsdale and Glendue Fells SSSI. The North Pennines AONB is 900m away and the Denton Fell South County Wildlife Site is 1.6km. The Geltsdale RSPB Nature Reserve is 390m to the south. There are two UK priority habitat areas - heathland lies 1.5km away and semi-natural woodland 1.8km.
- 466** The site is situated in an area of both water vole and great crested newt potential. There are records of brown hares, badgers, otters, Small Pearl-bordered Fritillary butterflies and red squirrels in the vicinity.
- 467** The site is adjacent to the Hadrian's Wall World Heritage Site Visual Impact Zone.

Enhancement potential

- 468** Habitat creation/enhancement should be considered.
- 469** There are archaeological remains in the vicinity - some mitigation may be required. In addition, impact on the World Heritage Site should be assessed.

Flood map zone

- 470** No identified flood risk.

Safeguarding

- 471** The site lies within the Carlisle Airport 30km radius safeguarding area. It is also adjacent to the Great Dun Fell LRRS Technical Site (2) safeguarding area. The RAF Spadeadam safeguard zone lies 920m to the east, but adjacent to the existing extent of quarry operations.

Agricultural land classification

- 472** Grade 4 and 5 - less than 20% likelihood that this is Best and Most Versatile land.

Key
MWDF - Site Allocations Policies
 Preferred Area of Search
 Existing Quarry Site

Map labels include: Havock Head, Reservoir (covered), Longhirst, Carnetley, Track, Quarries (disused), Hayhouse Rigg, Silver Top Limestone Quarry, M10, New Garth, Moss Hill, Glendhu, Windy Edge, Coalfell, Coalfell Farm Cottage, The Field, Moss Hill Cottage, Beechwood Cottage, 214m, Coalfell Beck, Howard View, The Airlotts, Clowsgill, Dismantled Railway, Dismantled Tramway, Lea Terrace, The Beeches, Sheep Dip, Hallbankgate Farm, The Via, Andros, Braemar, Kuchiah, CG, PO, Tel Co, and various tracks and drains.

Scale
 0 100 200 300 400 500 m

Cumbria MWDF Site Assessments Report - January 2012

Other sites in Carlisle that have been considered

Cumbria MWDF Site Assessments Report - January 2012

CA2 Harker Estate, Kingmoor Park, Carlisle

- 473 This site was put forward for waste management facilities in the 2007 consultations. It is not a preferred option due to accessibility issues.

Summary of comments from previous consultation stages

- 474 A large number of objections to this site were received. These were mainly concerned with the site being situated on an unclassified, single carriageway road. It is accessed from the eastern side, off the A7, along a weight restricted, narrow road, passing several private residences. Access from the west side is again from an unclassified, weight restricted road, over a narrow bridge, passing more private residences and a farm. This road is at times liable to flooding. The actual entrance to the proposed site is immediately past a dangerous bend. Large transport would have to use both carriageways to negotiate turning in and out of the site. The hamlets of Low Harker and Harker Park are in close proximity. The site would require major development, including demolition of numerous buildings, some containing asbestos, which would require specially controlled removal complying with Health & Safety regulations. Transport, causing harmful CO₂ emissions, would be greatly increased during this project construction and would continue to be present if the site were to become operational. There were also concerns over noise, smell and chemical pollution of adjacent waterways.
- 475 This site has good accessibility and has few immediate neighbours, making it easier to minimise adverse impact.

Environmental assets

- 476 Kingmoor Nature Reserve County Wildlife Site is 480m away, Harker Moss CWS, which is also a lowland raised bog UK priority habitat, is 740m. One special roadside verge lies 280m away, whilst another, which is also hay meadow and pasture UK priority habitat, is at 400m.
- 477 The site falls within a goose/swan flyway area. Deer are known to frequent the adjacent Gibbet Wood.
- 478 National cycle route 7 runs to the west of the site.
- 479 Of several Listed Buildings at nearby Harker, the closest is Harker Lodge which lies 200-250m away.

Enhancement potential

- 480 A stream along the south side of the site might support otters – one was recorded only 400m away, linked to this stream - so there is potential for habitat creation/enhancement. Some local enhancement, possibly through native shrub planting, could be achieved within the site.
- 481 No archaeological work recommended.

Flood map zone

- 482 No flood risk identified.

Safeguarding

- 483 This site falls within the Carlisle Airport 30km safeguarding area.

Cumbria MWDF Site Assessments Report - January 2012

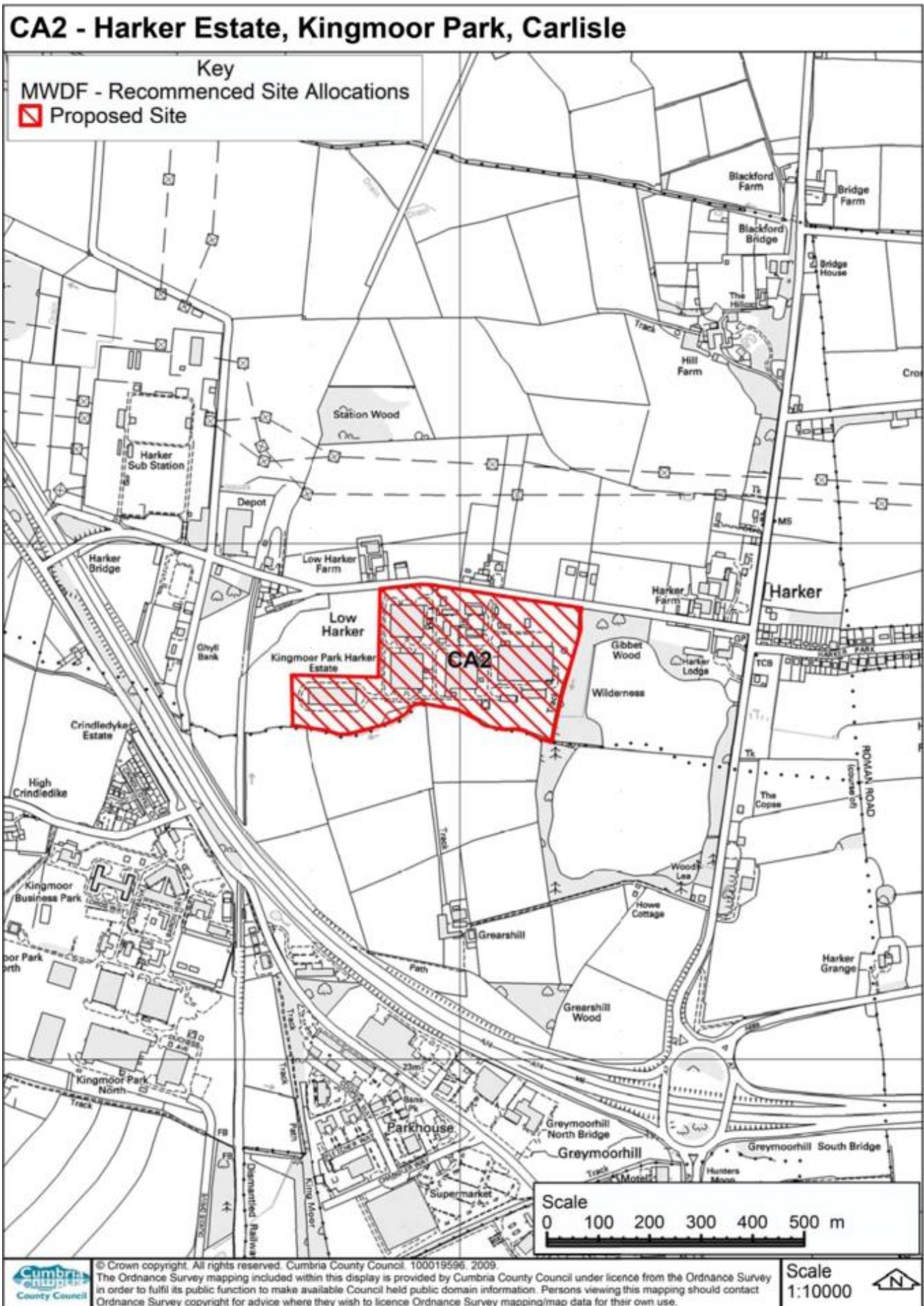
Agricultural Land Classification

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

Sequential approach

485 Brownfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - CA2 Harker Estate, Kingmoor Park, Carlisle

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	?	Less than 500m from the A7, but junction could constrain turning movements by heavy vehicles. Approximately 1km from the M6/A74 junction.	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					
	Good local road accessibility	x	The site is situated on an unclassified single carriageway road and is accessed via the A7, which has junction constraints. There are weight restrictions on the access route from the west.			

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
3. Sequential approach	Previously developed land (Brownfield)	✓✓	The site is a former RAF base and now used as an industrial estate. Potential to use large existing buildings on site.	NR4 – Manage mineral resources sustainably and minimise waste NR3 – To restore and protect land and soil	Will the option: - include measures to avoid soil degradation and pollution? - 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	
	Greenfield					
	Allocated for waste management or employment use and at a town or key service centre	✓✓	Allocated as primary employment area.			
	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 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	Zone 3b (functional floodplain)					
	Conflict unlikely with other land use	✓✓	None identified on Carlisle City Proposals Map	No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					

Cumbria MWDF Site Assessments Report - January 2012

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	✓✓	Sufficient space on site, but proposal is only for 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? - limit the negative impact on people's health and well being?	
	Houses within 250 metres	xx	Private residences directly opposite site as well as on route from primary transport network.	NR1 – To improve local air quality and reduce greenhouse gas emissions 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: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	Potential to enhance					
	No impact	✓	No European/national designations within 2km of the site.	EN1 – To protect and enhance biodiversity		
	Indirect adverse (site outside designated area)					

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/ Characteristic	Score	Comment/Explanation/ Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
	Direct adverse (site directly within designated area)			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?	
	Local sites or priority species/habitats					
	Potential to enhance	✓✓	Local environmental assets are at least 400m from the site. However, there is potential for local habitat creation/ enhancement to attract species recorded in the vicinity.			
	No impact					
	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)			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?	
	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					

Cumbria MWDF Site Assessments Report - January 2012

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? 	
11. 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>The development of the site has the potential to create a small number of new jobs</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 – generally and within the waste management sector? - stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies? 	

[illegible]

Cumbria MWDF Site Assessments Report - January 2012

CA6 Peter Lane, Cummersdale, Carlisle

486 In the 2007 Preferred Options consultations, this was identified for waste management buildings on around 2ha. It is within an area that is allocated for employment and housing development in the Carlisle Local Plan. A revised planning application has been submitted for these developments. The planning application proposals will have to demonstrate conformity with the Regional Spatial Strategy policy for securing renewable/low carbon energy supplies. That could involve a small combined heat and power plant that could use refuse derived fuel. Those are matters for the planning application. A site scoring matrix is not included, because it is not considered that the site also needs to be assessed for these Site Allocations Policies. It is not identified as a preferred site.

Summary of comments from previous consultation stages

- 487** A large number of objections to this site were received, including a petition.
- 488** This greenfield site is part of District Local Plan allocated employment land for the extension to the urban area at Morton. At the time of the 2007 consultations, the land was subject to a planning application which had been "called in" by the Secretary of State. There was concern that a waste management proposal could encompass the whole employment allocation, leaving no new employment land available on the west side of Carlisle and creating a shortfall of employment land.
- 489** The site was regarded as being unsuitable for any type of waste management for several reasons. Such use was considered inconsistent with its allocation as employment land intended for use as a business park and incompatible with the Carlisle Renaissance programme. The adopted development brief for the site included a large number of uses, and there was no available location for a waste facility. The adjacent land to the north east was allocated for residential development and was the subject of an outstanding planning application. In addition, a waste management facility here was considered to create an unwelcoming entrance into Carlisle. Willowholme industrial estate or other industrial land were suggested as better locations.
- 490** This site includes a minor watercourse, Fairy Beck, which flows into the River Caldew approximately 2km downstream. The Caldew is part of the River Eden & Tributaries SSSI and River Eden SAC, and so water quality leaving this site would be a relevant consideration.
- 491** There are records of red squirrels at the site, a protected species, which will need to be taken into account.
- 492** Other comments were:-
- this is a greenfield site when brownfield sites are available;
 - no matter how small the initial operation, by virtue of the site area, the project has the potential to become a major waste site;
 - it would be in close proximity and cause loss of amenity to a school and to existing and proposed residential areas and would impact on the value of houses;
 - it will involve significant movements of waste/refuse vehicles on and off site in an already overloaded surrounding rural road network, increased traffic would affect Dalston village and Parish Peter Lane, a local rat run between Wigton Road and Dalston Road. All traffic to and from the site would have to use either of these roads, as the village of Dalston has a heavy vehicle ban in the village, therefore causing further traffic problems on Wigton Road and Dalston Road, which are already congested;

Cumbria MWDF Site Assessments Report - January 2012

- the surrounding road network would require significant upgrading - to the detriment of a residential area, to accommodate such a development;
- developing a site on the edge of the main west road from Carlisle will only create road hazards with the manoeuvring of heavy goods vehicles to and from the site;
- without improvements to the surrounding highway infrastructure, 40 lorry journeys per day would have a huge impact on the access roads;
- waste sites have the potential for noise and dust and to encourage vermin in the vicinity, any resulting smells would be dispersed over the whole of the city due to the prevailing westerly winds;
- it may be that potential employees for the waste management site, and local business owners who benefit from the site, live outwith the affected residential area;
- aesthetics - this is the main artery into Carlisle from the west coast and the Lake District. What would such a site say about the city. First impressions count, should we not be making the incoming arteries visually appealing;
- future - if the proposed development of the Morton Park/Dalston Road area takes place this would hardly be a suitable location for such a site;
- the site is on a main road (A595) which is the main westerly route into the city, i.e. a gateway route into the city. It is also a main tourist route into the city from the Lake District, i.e. a tourist route, and Carlisle is undergoing a number of redevelopments within its central area, i.e. a regeneration area;
- it is adjacent to a major planning application, which is outstanding at the moment, awaiting the Carlisle Northern Development Route, i.e. 800 houses, a new school, a park and ride area and a new local store (which could be a new super store).
- this site is allocated for B1 employment use. Together with the surrounding area, it is subject to a current planning application for mixed use of housing, 40,000m² of business park and public open space.

Owners

- 493** At the time of the 2007 consultations, the owners, the Church Commissioners, had no objection in principle to the proposed 'modern enclosed waste facility', but required more information about the type of uses that would be seen as appropriate. An objection has now been made, but the site is not identified as a preferred one.

Environmental assets

- 494** The site is circa 2km from the River Caldew (part of the River Eden SAC) and water quality in the small beck leaving the site could be an issue. There are some reasonable sized trees that might support bats. The site also has records for red squirrels, a protected species, which will need to be taken into account if the site is allocated.
- 495** Dalston Hall Wood Ancient Woodland, which is also designated as semi-natural woodland UK priority habitat, lies just on the 2km radius from the site, as does Brownelson Wood & Thurnam Wood CWS.
- 496** Carlisle, Holme Head Conservation Area lies some 1.3km away, and Dalston Road Cemetery - Registered Historic Park and Garden is 1km away. A farmhouse, barn and cottage complex at Newby West is the closest Listed Building to the site, at a distance of 550m.

Enhancement potential

- 497** There are significant enhancement possibilities – rough grassland for barn owls, woodland areas and pond areas.

Cumbria MWDF Site Assessments Report - January 2012

498 There is potential for Roman remains on the site - mitigation would be required.

Flood map zone

499 No flood risk identified.

Safeguarding

500 The site falls within the Carlisle Airport 30km safeguarding area.

Agricultural Land Classification

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

Sequential approach

502 Greenfield site within 5 miles of a town.

Key
 MWDF - Recommended Site Allocations
 Proposed Site

CA6

CUMMERSDALE CP

Scale
 0 100 200 300 400 500 m

© Crown copyright. All rights reserved. Cumbria County Council. 100019596. 2009.
 The Ordnance Survey mapping included within this display is provided by Cumbria County Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council held public domain information. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use.

Scale
 1:10000

Cumbria MWDF Site Assessments Report - January 2012

CA28 Rockcliffe Estate, Kingmoor Park

- 503** This site was not identified in the 2007 consultations. This part of Kingmoor Park was originally put forward for consideration for waste treatment facilities and an Energy from Waste plant. There are already substantial waste management developments on this site. It was on the reserve list because a transport assessment, that would look in detail at the standard of the access roads, would be needed once the Carlisle Northern Development Route is fully open.
- 504** Having considered the cumulative impact of the number of waste management sites proposed in the area; the impact of lorry traffic on narrow, minor roads, the distance from the CNDR and the issues raised in representations, this is not now a preferred site for any new waste facilities.
- 505** The Habitats Regulations Assessment concludes that habitat surveys for otters would be needed, with maintenance/protection measures as appropriate and that, without drainage mitigation measures, this site could have other impacts on the River Eden SAC.

Summary of comments from the Regulation 25 consultation stage

- 506** Comments received during this consultation were: that the site is within the World Heritage Site buffer zone and that the scale and nature of plant would need careful assessment; that advice should be sought on archaeological mitigation; that the narrow rural roads are unsuitable for the traffic; low bridges and weight restrictions cause lorries to use small unclassified roads, causing irreparable damage to verges and the countryside, and to use private driveways as passing places; the highway authority would object to any intensification of use of the site without highways improvements to the C1015/C1016 junction; and routing of traffic to and from the site is an issue.
- 507** The Habitats Regulations Assessment concludes that, without drainage mitigation measures, this site could have impacts on the River Eden SAC.

Environmental assets

- 508** The River Eden and Tributaries SAC and SSSI both lie 300m from the site. The Solway Firth SAC and the Upper Solway Flats and Marshes SPA and Ramsar all lie approximately 1.3km away. The Solway Coast AONB is around 420m away. Harker Moss County Wildlife Site, which is also a lowland raised bog UK priority habitat, lies 1.3km away, whilst Rockcliffe Moss CWS is 1.5km. There is also an area of hay meadows and pastures UK priority habitat around 1.3km to the east. The site lies within the goose/swan flyway zone and is adjacent to the goose/swan important area.
- 509** The site lies within the Hadrian's Wall World Heritage Site Visual Impact Zone. In the village of Rockcliffe, some 450m away, both the churchyard cross and the Old Hall are Listed Buildings. Cycle route 7 passes the entrance to the estate and the Cumbria Coastal Way is 200m to the west.

Enhancement potential

- 510** A constrained site with little enhancement potential.
- 511** Information is required on modern disturbance to the site - some archaeological mitigation may be required.

Cumbria MWDF Site Assessments Report - January 2012

Flood map zone

512 Flood zone 2.

Safeguarding

513 The site falls within the Carlisle Airport 30km safeguarding zone and the MoD ROC Carlisle Technical Site safeguard area lies approximately 350m away.

Agricultural Land Classification

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

Sequential approach

515 Brownfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012

CA28 - Kingmoor Park Rockcliffe Estate, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - CA28 Rockcliffe Estate, Kingmoor Park

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	No potential for direct access, but greater use could be made of the existing Kingmoor sidings.	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	✓	Construction of the CNDR will improve access to the primary road network.			
	Good local road accessibility	x	Access from the site to the primary road network is mainly via Parkhouse Road, whose use has increased with closure of the access to site CA24 (Hespin Wood) directly onto the old A74, following the M6 extension.			

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
3. Sequential approach	Previously developed land (Brownfield)	✓✓	The site is a former RAF base and now used as an industrial estate. Potential to use large existing buildings on site.	NR4 – Manage mineral resources sustainably and minimise waste NR3 – To restore and protect land and soil	Will the option: - include measures to avoid soil degradation and pollution? - 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	
	Greenfield					
	Allocated for waste management or employment use and at a town or key service centre	✓✓	Allocated as primary employment area.			
	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	x		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?	
	Zone 3a Zone 3b (functional floodplain)					
6. Other land uses	Conflict unlikely with other land use	✓✓	There are a number of current waste management uses on this site.	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	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	The closest residential property is a farm, which is within 100m of the site. Other small holdings fall within 250m of the site, but there are no settlements within this distance.	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:	

Cumbria MWDF Site Assessments Report - January 2012

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	<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? 	
	No impact					
	Indirect adverse (site outside designated area)	x	Site is within 300m of the River Eden SAC and SSSI - may require Habitats Regs Assessment			
	Direct adverse (site directly within designated area)					
	Local sites or priority species/habitats					
	Potential to enhance					
	No impact	✓	Local designations are more than 1.3km away from the site.			
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: <ul style="list-style-type: none"> - 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 Solway Coast AONB is 420m from the site.			
	Site likely to adversely impact on nationally designated landscape areas		The site lies within the Hadrian's Wall World Heritage Site Visual Impact			

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
			Zone. However, the proposed facility is within an existing industrial estate so additional visual impacts are likely to be minimal.	EN3 – To improve the quality of the built environment	<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? 	
11. Economic Potential	Likely to be part of, or aid regeneration and/or safeguard jobs	✓✓	The site has been put forward for waste treatment facilities and an Energy from Waste plant, primarily to generate electricity that would supply all of the Kingmoor Park sites, which are linked by an existing internal cable system.	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					

Cumbria MWDF Site Assessments Report - January 2012

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	?	The site falls within the Carlisle Airport 30km safeguarding zone, so is not likely to impact.			
Summary of overall assessment: Brownfield site, but there are current capacity issues between the site and the primary road network – potential to improve with the construction of the CNDR.						

Cumbria MWDF Site Assessments Report - January 2012

CA29 Heathlands Estate, Kingmoor Park

- 516** This site was not identified in the 2007 consultations. It was put forward for waste management facilities, and for an Energy from Waste plant, for energy use, primarily electricity generation, to supply all the Kingmoor Park sites. The eastern half of the estate was a reserve list site for waste treatment facilities and an Energy from Waste plant.
- 517** Heathlands is an industrial estate; the size of the proposed site was reduced in order to keep a distance of around 250 metres from the houses at Meadowfield. It was a reserve because only this or Kingmoor Park East would be needed and Heathlands would require transport assessment once the CNDR is fully open to assess its impact on traffic flows and the impacts of other proposed developments in the area.
- 518** Having considered the cumulative impact of the number of waste management sites proposed in the area; the impact of lorry traffic on narrow, minor roads, the distance from the Carlisle Northern Development Route and the issues raised in representations, this is not now a preferred site.
- 519** The Habitats Regulations Assessment concludes that this site is unlikely to have impacts on the River Eden SAC.

Summary of comments from previous consultation stages

- 520** Both this site and CA28 Rockcliffe Estate have current occupiers. Heathlands is the better site in terms of access, although the impact of a waste management facility on the adjacent residential area at Meadowfield will need to be assessed.

Summary of comments from the Regulation 25 consultation stage

- 521** Comments received during this consultation (including a petition) were: that it is too close to housing and a farm; that Hespin Wood is more suitable; that the narrow rural roads are unsuitable for the traffic; low bridges and weight restrictions cause lorries to use small unclassified roads, causing irreparable damage to verges and the countryside, and to use private driveways as passing places; the highway authority would have no objections after the CNDR is open; proximity to local residents and the impact on them; the access roads C1015/C1016 are not suitable for the increase in use by heavy goods vehicles; local access roads already have been subject to huge increases in traffic volumes (in excess of 7,000 vehicles/day); traffic volumes are already likely to increase significantly due to numerous other planned developments in the locality; local access roads are not suitable for the increased traffic, have become extremely dangerous and there have been many accidents and reports to police of traffic issues.

Environmental assets

- 522** The River Eden and Tributaries SAC and SSSI both lie 1.5km from the site. The Solway Coast AONB is around 1.6km away. Harker Moss County Wildlife Site, which is also a lowland raised bog UK priority habitat, lies 240m away, Rockcliffe Moss CWS is 1.3km and Kingmoor Nature Reserve CWS is 1.1km. There is also an area of hay meadows and pastures UK priority habitat, which is adjacent to the site. An area of Special Roadside Verge touches the north east corner. The site lies within the goose/swan flyway zone and is 1km from the goose/swan important area.

Cumbria MWDF Site Assessments Report - January 2012

523 The site lies 380m from the Hadrian's Wall World Heritage Site Visual Impact Zone. In the village of Rockcliffe, some 1.5km to the west, both the churchyard cross and the Old Hall are Listed Buildings. In the village of Harker, 1.5km to the east, of several Listed Buildings, the closest is Harker Lodge. Cycle route 7 passes the estate and the Cumbria Coastal Way is 1.4m away.

Enhancement potential

524 A constrained site with little enhancement potential.

525 No archaeological work recommended.

Flood map zone

526 No flood risk identified.

Safeguarding

527 The site falls within the Carlisle Airport 30km safeguarding zone and the MoD ROC Carlisle Technical Site safeguard area lies approximately 250m away.

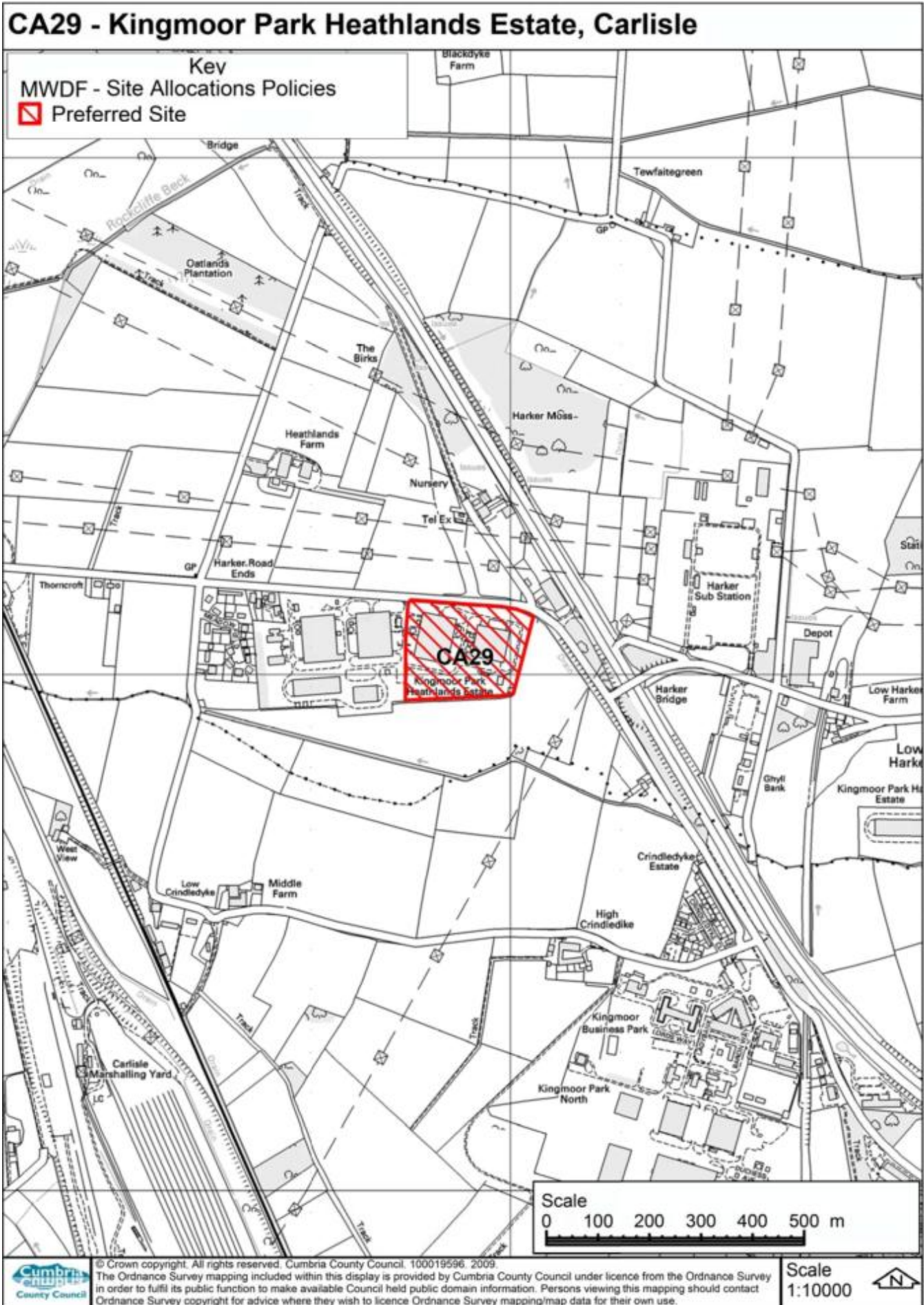
Agricultural Land Classification

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

Sequential approach

529 Brownfield site within 5 miles of a town.

Cumbria MWDF Site Assessments Report - January 2012



Cumbria MWDF Site Assessments Report - January 2012

WASTE MANAGEMENT SITE SCORING MATRIX - CA29 Heathlands Estate, Kingmoor Park

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	No potential for direct access, but greater use could be made of the existing Kingmoor sidings.	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	✓	Construction of the CNDR will improve access to the primary road network.			
	Good local road accessibility	x	Access from the site to the primary road network is via Parkhouse Road, whose use has increased with closure of the access to site CA24 (Hespin Wood) directly onto the old A74, following the M6 extension.			

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
3. Sequential approach	Previously developed land (Brownfield)	✓✓	The site is a former RAF base and now used as an industrial estate. Potential to use large existing buildings on site.	NR4 – Manage mineral resources sustainably and minimise waste NR3 – To restore and protect land and soil	Will the option: - include measures to avoid soil degradation and pollution? - 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	
	Greenfield					
	Allocated for waste management or employment use and at a town or key service centre	✓✓	Allocated as primary employment area.			
	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 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	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					

Cumbria MWDF Site Assessments Report - January 2012

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	✓✓		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	xx	Housing estate situated adjacent to the western boundary of the site.	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: - protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous?	
	Potential to enhance No impact Indirect adverse (site outside designated area)		Two areas of UK Priority Habitat – one adjacent and one within 250m. Within	EN1 – To protect and enhance biodiversity		

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
			1.5km of European Wildlife site – significant effects unlikely.	EN2 – To preserve enhance and manage landscape quality and character for future generations	<ul style="list-style-type: none"> - 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					
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)	x	County Wildlife Sites within 250m – assessment of watercourse receptors required.			
	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	<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? 	
	Site likely to adversely impact on nationally designated landscape areas					

Cumbria MWDF Site Assessments Report - January 2012

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 regeneration and/or Potential safeguard jobs	<p>Likely to be part of, or aid regeneration and/or safeguard jobs</p> <p>Demonstrable adverse impact on inward investment</p>	✓✓	<p>The site has been put forward for waste treatment facilities and an Energy from Waste plant, primarily to generate electricity that would supply all of the Kingmoor Park sites, which are linked by an existing internal cable system.</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 – generally and within the waste management sector? - stimulate diversification within the waste management sector? - stimulate innovation and research relating to emerging waste management technologies? 	
12. Safeguarding procedures/zones***	Not affecting safeguarding			No directly related SA objectives	No directly related SA criteria	

[illegible]

Cumbria MWDF Site Assessments Report - January 2012

M7 Low Gelt Quarry, Brampton

- 530** This is a sand and gravel quarry, the quality being suitable for the production of concrete and concrete products. It serves the local market within Cumbria as well as the north east of England. The quarry was put forward in the 2007 Preferred Options consultation. The proposed site was subject to detailed geological investigations in 2005 and 2007, the results of which indicate a potential reserve in excess of 1 million tonnes. This site was recommended as an Area of Search, but that area has recently been granted planning permission, so there is now no need to include it in the policies.

Summary of comments from previous consultation stages

- 531** There are serious concerns about the scale of development proposed at Low Gelt. This will have a major impact on the landscape and surrounding environment. There are also concerns about the pressure to extract any water from the River Gelt, which would be against the Eden and Esk Catchment Area Management Schemes.
- 532** Low Gelt Quarry and its potential extension are within close proximity to the River Gelt SAC; this may have some bearing on any permits that are issued, particularly with regard to de-watering and discharges.
- 533** We would have significant concerns over the potential landscape impact of this proposed extension. The site is adjacent to public rights of way. The site is prominent, and offers distant views. In addition, the scale of the extension relative to the original operation may create additional adverse effects, in terms of increased activity and noise pollution.
- 534** The site is adjacent to an area of high biodiversity interest – need to ensure that working does not affect the integrity of the SAC/SSSI or the wet woodland.
- 535** No new access roads should be created to the site and worked out areas should be satisfactorily landscaped.
- 536** Care should be taken that quarrying does not interfere with the aquifer, which could affect spring water supply and bore hole water supply to nearby properties.
- 537** This site is close to the River Gelt SSSI. Both the visual impact of the proposal and any potential impacts on the SSSI would need to be assessed.

Summary of comments from the Regulation 25 consultation stage

- 538** Advice should be sought on archaeological mitigation; impact on the historic landscape should be assessed. Traffic impact should be addressed at the planning application stage. Agree with the site's potential to be restored to woodland to complement that of the SSSI woodland directly adjacent.

Environmental assets

- 539** The Gelt Woods SSSI is adjacent to the site, as is Hellbeck Wood Ancient Woodland, an area of semi-natural woodland UK priority habitat and Gelt Wood Regionally Important Geomorphological Site (RIGS). Both the River Eden and Tributaries SAC and SSSI lie approximately 120m to the north. Unity Bog SSSI lies on the other side of the River Eden. The RSPB Geltsdale Nature Reserve lies 700m away and Townhead Wood Ancient Woodland is around 700m away.

Cumbria MWDF Site Assessments Report - January 2012

- 540** The site lies in an area of water vole potential. There are significant records of red squirrels in the woodlands. Badgers are likely to be encountered, possibly using setts in the woodlands, there are otters on the river and bats (noctule and pipistrelle) are recorded in the area. Bats may roost in the woodland, or individual trees, and assessment is likely to be required on the impacts of development on flight routes, etc.
- 541** There is a Roman inscribed rock 700m from the site and Brampton Conservation Area lies 2km away.
- 542** Cycle route 72 and a public footpath run on the west boundary of the site, along the access road.

Enhancement potential

- 543** If the development goes ahead, restoration should be to wet woodland or wetland if below the water table. There is considerable scope for habitat enhancement if development is compatible with the SSSIs/SAC. Retain all mature trees, where possible. Retain and restore habitat links.
- 544** There is potential for prehistoric remains on site - mitigation would be required.

Flood map zone

- 545** Zone 2.

Safeguarding

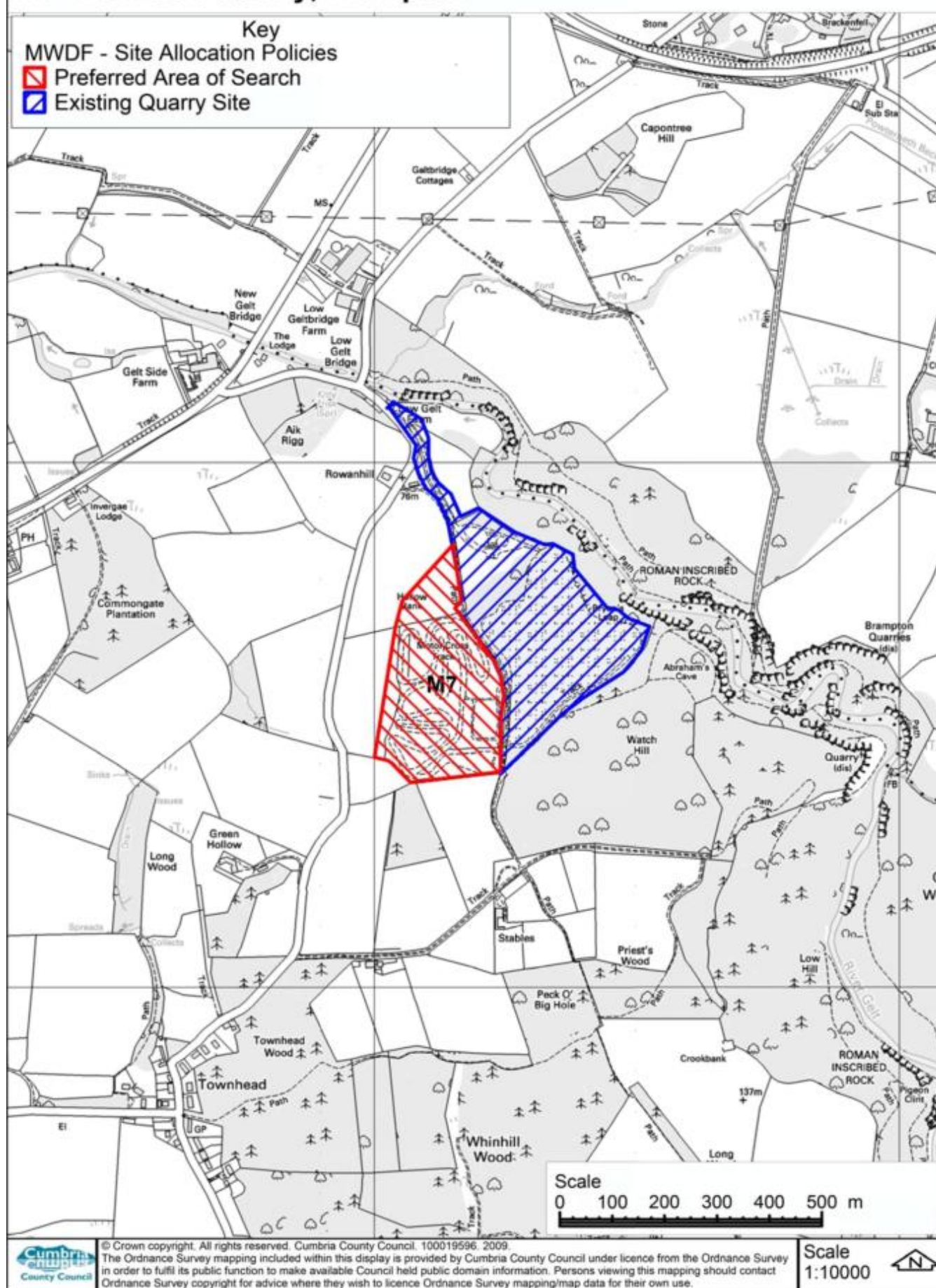
- 546** The site lies within the Carlisle Airport 8km safeguarding area.

Agricultural land classification

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

Cumbria MWDF Site Assessments Report - January 2012

M7 - Low Gelt Quarry, Brampton



Cumbria MWDF Site Assessments Report - January 2012

MINERALS SITE SCORING MATRIX - M7 Low Gelt Quarry, Brampton

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	✓✓				
	Potential for rail access	xx				
	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					
	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	0	However, water-compatible development.			
	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	
	Conflict likely with other land use					
	Not large enough to accommodate more than one facility					

Cumbria MWDF Site Assessments Report - January 2012

Site selection criteria	Description/Characteristic	Score	Comment/Explanation/Issues	Relevant SA Objectives	SA Criteria	Relevant MWDF Policies
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	x	6 properties within 250m. Farm adjacent to south boundary. Planning permission for converting 2 properties adjacent to existing quarry entrance.	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?	
6. Environmental Assets	European/National sites, species or habitats			EN1 – To protect and enhance biodiversity	Will the option:	
	Potential to enhance	✓✓	Considerable scope in restoration scheme.	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?	
	No impact				- ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?	
	Indirect adverse (site outside designated area)	?	Requires Habitats Regs Assessment for River Eden and Tributaries SAC; also adjacent to UK priority habitat semi-natural woodland.		- minimise adverse impacts on species and habitats through human activities and development?	
	Direct adverse (site directly within designated area)				- ensure continuity of ecological frameworks such as river corridors, coastal habitats,	
	Local site or for biodiversity priority species/habitat					
	Potential to enhance	✓✓	Considerable scope in restoration scheme.			
	No impact					
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)					

Cumbria MWDF Site Assessments Report - January 2012

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)				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? - conserve features of historic and architectural importance?	
	Site likely to adversely impact on nationally designated landscape areas					

Cumbria MWDF Site Assessments Report - January 2012

M11 Kirkhouse Quarry, Hallbankgate, Brampton

- 548** This is a sand and gravel quarry. A major extension to the quarry was granted planning permission in July 2009. The remainder of the site that was put forward falls within a proposed Minerals Safeguarding Area.

Summary of comments from previous consultation stages

- 549** The existing and proposed sites lie within a sensitive landscape area (previously Landscape of County Importance). The large extension proposed could have serious noise and visual impacts on Milton.

Environmental assets

- 550** There are two County Wildlife Sites in the area - Miltonrigg Wood CWS, which is also an Ancient Woodland and semi-natural woodland UK priority habitat, lies 330m away and Talkin Tarn CWS, which is also a Site of Invertebrate Significance and has an area of semi-natural woodland UK priority habitat on its northern edge, is 900m away.
- 551** The site lies in the water vole potential zone and is 770m from the great crested newt potential zone. There are records of badgers, otters, brown hares, brown long-eared bats, barn owls, Small Pearl-Bordered Fritillary butterflies and red squirrels in the vicinity.

Enhancement potential

- 552** Significant biodiversity enhancement potential.
- 553** There are archaeological remains in the vicinity - some mitigation may be required.

Flood map zone

- 554** Flood risk zones 2 and 3 cross the northern part of the site.

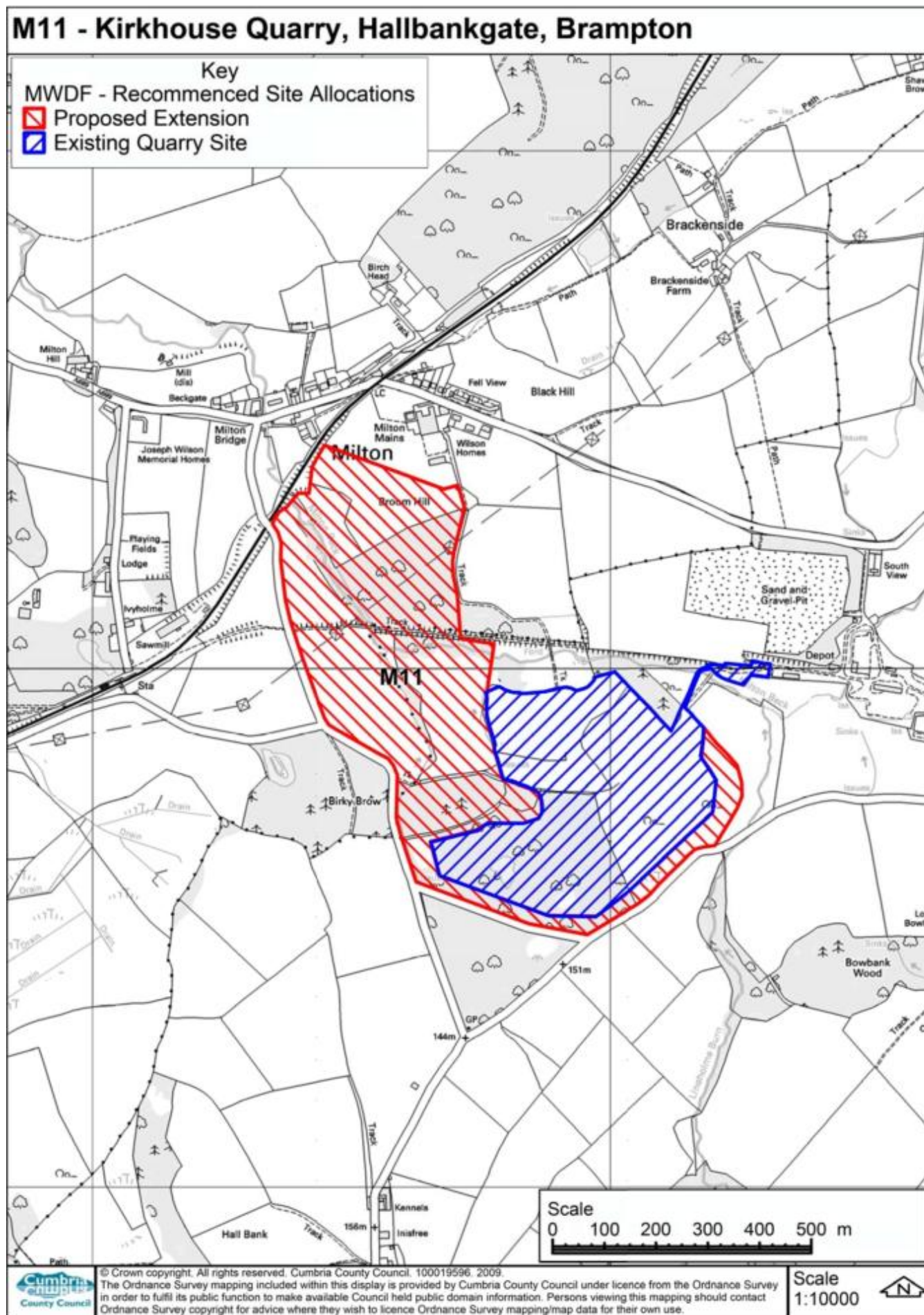
Safeguarding

- 555** The site lies within the Carlisle Airport 8km safeguarding zone.

Agricultural land classification

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

Cumbria MWDF Site Assessments Report - January 2012



Cumbria MWDF Site Assessments Report - January 2012

MINERALS SITE SCORING MATRIX - M11 Kirkhouse Quarry, Hallbankgate, Brampton

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	CS1
	Access to existing primary road network	✓✓			- minimise the need for the transport of minerals and aggregates?	
	Potential for rail access	xx	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	✓✓		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:	See GDC policy 13 – Flood Risk
	Owner objection exists				- alleviate flooding and flood contamination of water resources?	
	Zone 1 or no flood risk				- be in an area at risk from flooding and/or be likely to create a higher risk of flooding elsewhere?	
	Zone 2					
4. Other land uses	Zone 3a	0	However, water compatible development			
	Zone 3b (functional floodplain)					
	Conflict unlikely with other land use	✓✓		No directly related SA objectives	No directly related SA criteria	
	Conflict likely with other land use					

Cumbria MWDF Site Assessments Report - January 2012

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					
5. Proximity to Housing	No houses within 250 metres	xx	Majority of the village of Milton is within 250m.	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					
6. Environmental Assets	European/National sites, species or habitats			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?	
	Potential to enhance					
	No impact					
	Indirect adverse (site outside designated area)	?	UK priority habitat semi-natural woodland on northern boundary			
	Direct adverse (site directly within designated area)					
	Local site or for biodiversity			priority species/habitat		
	Potential to enhance	✓	Potential in restoration scheme			
	No impact	✓	Nearest County Wildlife Site is over 300m away. Site is within potential water vole area.			

Cumbria MWDF Site Assessments Report - January 2012

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)				- ensure continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species?	
	Requires mitigation/compensatory measures for Direct adverse impact (site directly within designated area)				- 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					

Cumbria MWDF Site Assessments Report - January 2012

[illegible]

Cumbria MWDF Site Assessments Report - January 2012

M26 Brockleworth Quarry, Great Corby, Carlisle

- 557** This is a sand and gravel quarry. Due to the small size of the site, it is considered that any issues are more relevant to the planning application process than this Development Framework.

Summary of comments from previous consultation stages

- 558** This site lies within a sensitive landscape (former Landscape of County Importance) and close to the River Eden SSSI. The small size is unlikely to have visual impact, but potential impacts on the River Eden may need to be assessed.

Environmental assets

- 559** River Eden SAC lies 300m away; Brackenbank Wood County Wildlife Site, which is also the closest semi-natural woodland UK priority habitat, is 470m; Fishgarth Wood & Brown Bank Ancient Woodland is 720m; Millbeck Wood Ancient Woodland is 770m; Brown Bank CWS is 880m; Cotehouse Wood Ancient Woodland is 890m; High Wood Ancient Woodland is 1.1km; Cotehouse Wood CWS is 1.2km; and River Wood Ancient Woodland is 1.3km away.
- 560** Settle to Carlisle Railway Conservation Area is 900m away from the site.

Enhancement potential

- 561** Limited enhancement potential.
- 562** No archaeological work recommended.

Flood map zone

- 563** Flood risk zone 2 falls within the site and zone 3 is within 50m of the site.

Safeguarding

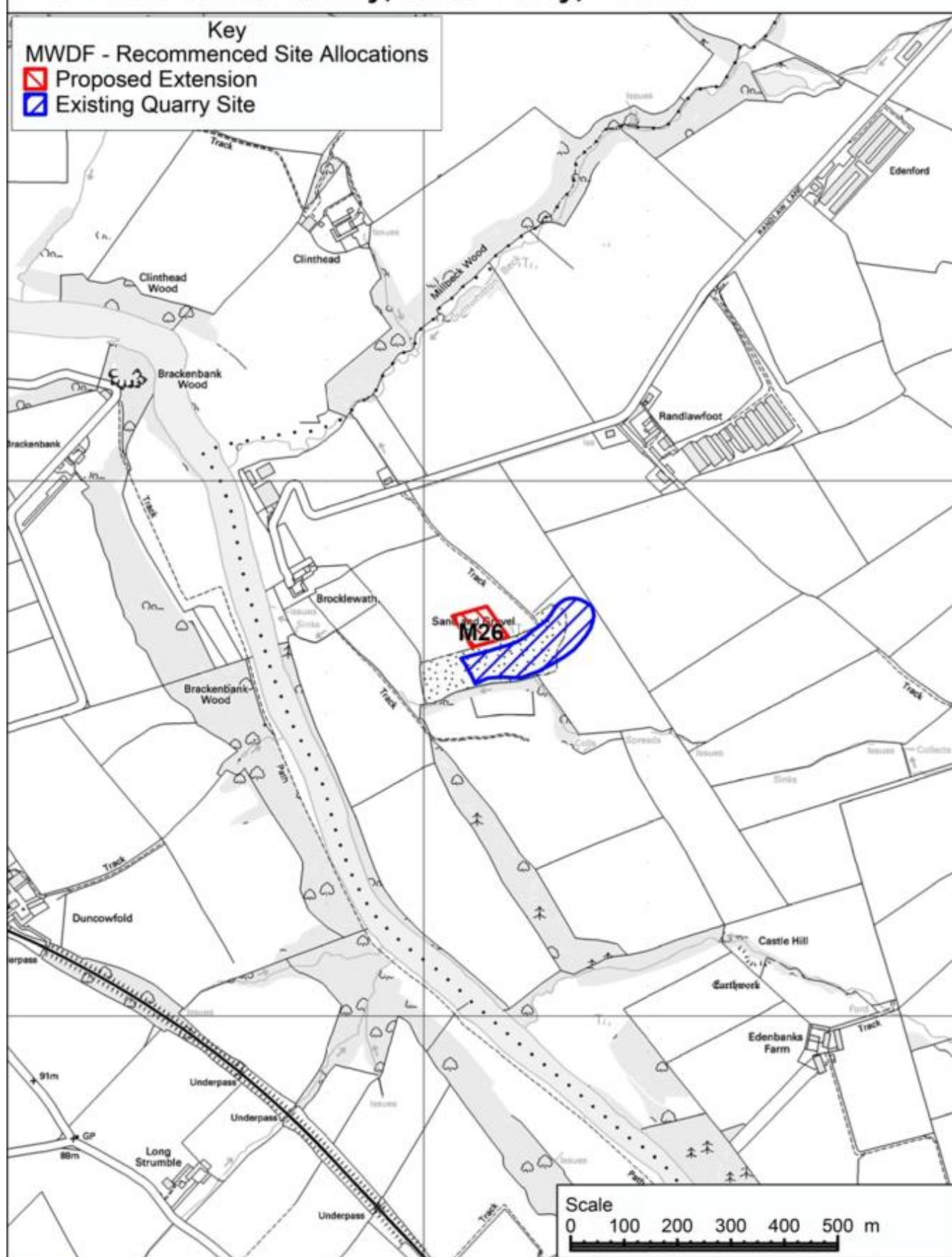
- 564** The site lies within the Great Dun Fell Technical Site (2) consultation area and the Carlisle Airport 30km safeguarding zone.

Agricultural land classification

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

Cumbria MWDF Site Assessments Report - January 2012

M26 - Brockleworth Quarry, Great Corby, Carlisle



Cumbria MWDF Site Assessments Report - January 2012

MINERALS SITE SCORING MATRIX - M26 Brockleworth Quarry, Great Corby, Carlisle

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	xx				
	Potential for rail access	xx				
	Access to proposed primary road network					
	Good local road accessibility	x				
2. Deliverability	No owner objection	✓✓		No directly related SA objectives	No directly related SA criteria	
	Owner objection exists					
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	0	Water compatible development			
	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	
	Conflict likely with other land use					

Cumbria MWDF Site Assessments Report - January 2012

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					
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			NR1 – To improve local air quality and reduce greenhouse gas emissions	- limit the negative impact on people's health and well being?	
				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					
	Indirect adverse (site outside designated area)	x	300m from River Eden SAC - requires Habitats Regs Assessment	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?	
	Direct adverse (site directly within designated area)					
	Local site or for biodiversity priority species/habitat					
	Potential to enhance					
	No impact	✓	Closest County Wildlife Site is 470m away		- minimise adverse impacts on species and habitats through human activities and development?	
	Requires mitigation/compensatory measures - Indirect adverse (site outside designated area)					

Cumbria MWDF Site Assessments Report - January 2012

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)				<ul style="list-style-type: none"> - 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: <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? 	
	Site likely to adversely impact on nationally designated landscape areas					

Cumbria MWDF Site Assessments Report - January 2012

[illegible]

Cumbria MWDF Site Assessments Report - January 2012

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
CA1	Parkhouse	Intended for other development.
CA12	Kingmoor Park	A strategic employment opportunity site and not compatible with owner's intentions.
CA13	Kingmoor Marshalling Yard	Already committed for other development and rail uses.
CA25	Council depot, Willowholme	No need for an HWRC in this location.
CA26	Kirkhouse brickworks	Highway access not suitable for lorries.
CA27	Former rail yard, London Road	Access and listed building.