

## PROPOSED SITES WITHIN BARROW

### Household Waste Recycling Centres

None

### Waste Treatment and Management Facilities

None

### Landfill

None

### Preferred Areas for minerals

M27 Roosecote Quarry

### Areas of Search for minerals

M5 High Greenscoe Quarry

M12 land near Roosecote Quarry

### Mineral Safeguarding Areas

Limestone

Sand and gravel

Slate

### Safeguarding of existing and potential railheads and wharves

BA26 Barrow Port and rail sidings

In the site assessment matrices, the symbols that have been used in assessing the sites against each criterion are:

- ✓ ✓ - the site scores very positively
- ✓ - the site scores positively
- XX – the site scores very negatively
- X – the site scores negatively
- ? – there is too much uncertainty to score the site
- 0 – the site has no impact on this criterion

\* main towns = Barrow-in-Furness

\*\* Key Service Centres = Dalton-in-Furness

\*\*\* safeguarding procedures/zones include those for airfields, Technical Sites, pipelines

## **BA26 Barrow Port**

A safeguarding site allocation covering the existing operational employment and port area, and the existing rail network links, is allocated under Policy SAP5. No physical development is proposed by this policy.

### **Considerations**

Land within the port has a range of existing mineral or waste management facilities, taking advantage of the docks and rail sidings for sustainable transport. The Port is rail linked, with several trains per week and national policy supports the safeguarding of such infrastructure from inappropriate development that would adversely affect any existing or potential use for sustainable transport of waste or minerals.

### **Environmental assets**

- site is adjacent to and includes part of the Morecambe Bay SAC/SPA and Ramsar designated area
- the site is adjacent to and contains part of the South Walney & Piel Channel Flats SSSI
- just within 2km of the site is the Salhouse Pool County Wildlife Site (CWS) to the east and just beyond 2km is the Biggar Bank CWS to the west
- a RIGS designated area exists just beyond 2km to the south west at South Walney Island
- Barrow Island Conservation Area is immediately north of the port site and contains a number of Listed Buildings; there is also a Conservation Area containing Listed Buildings at Biggar Village around 1 km to the south west
- the site is within 1km of national and regional cycle routes.

The **Habitats Regulations Assessment** would need to address whether safeguarding this site would have impacts on the adjacent European Wildlife Sites. However, the allocation is not a proposal for additional development.

### **Enhancement potential**

n/a – no development proposed

### **Flood map zone**

Flood Zone 3, Tidal Models

### **Safeguarding**

No safeguarding issues are identified

### **Agricultural Land Classification**

Urban

### **Landscape Character Area**

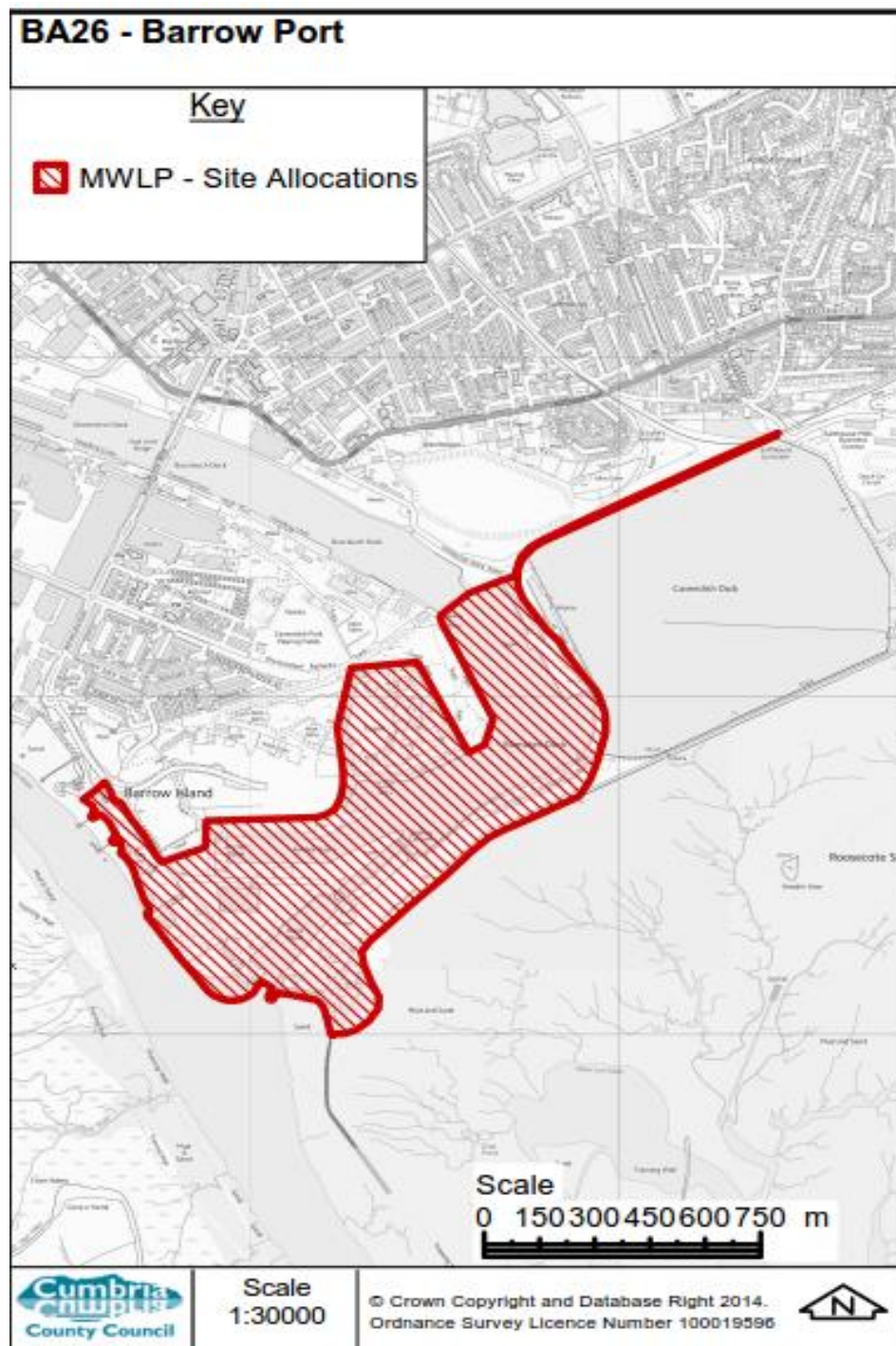
Urban area

## Sequential approach

Brownfield areas within the Port, at a main town

## Summary of comments from previous consultation stages

None



## SAFEGUARDING SITE SCORING MATRIX

### BA26 Barrow Port

Site selection criteria	Description/Characteristic	Comment/explanation/issues	Score
1. Proximity to waste arisings (by road)	Within 5 miles of the centre of main towns* or Key Service Centres**	The site lies on the urban fringe of Barrow-in-Furness/Barrow Island	✓ ✓
	Within 5-10 miles of the centre of main towns or of Key Service Centres		
	Greater than 10 miles from a town or Key Service Centre		
2. Accessibility	Access to existing rail facilities	Existing rail facilities within Port	✓ ✓
	Access to existing primary road network	Via local roads to A590 to the north	✓ ✓
	Potential for rail access		
	Access to proposed primary road network		
	Good local road accessibility	Improved local links	✓ ✓
3. Sequential approach	Previously developed land (brownfield)	Part concreted, part re-vegetated habitat	✓ ✓
	Greenfield		
	Allocated for waste management or employment use and at a town or Key Service Centre	Allocated for employment use; in Barrow Operational port site	✓ ✓
	Allocated for waste management or employment use but not at a town or Key Service Centre		
4. Deliverability	No owner objection	Associated British Ports	✓ ✓
	Owner objection exists		
5. Flood risk	Zone 1 little or no flood risk		
	Zone 2		
	Zone 3a	Flood Risk Identified, but this is an existing, working port	X
	Zone 3b (functional floodplain)		
6. Other land uses	Conflict unlikely with other land use	Existing use	✓ ✓
	Conflict likely with other land use		
7. Co-location potential	Large enough to accommodate more than one facility	n/a - no additional development proposed	
	Not large enough to accommodate more than one facility		
8. Proximity to housing	No houses within 250 metres		

	Houses within 250 metres	Closest housing at Barrow Island urban village adjacent to site	X
9. Environmental assets	<b>European/national sites, species or habitats</b>		
	Potential to enhance		
	No impact	Already operates as port	✓
	Indirect adverse (site outside designated area)		
	Direct adverse (site within designated area)		
	<b>Local sites or priority species/habitats</b>		
	Potential to enhance		
	No impact	Already operates as port	✓
	Requires mitigation/compensation measures - indirect adverse (site outside designated area)		
	Requires compensation measures - direct adverse (site within designated area)		
10. Visual and landscape impact	Site not likely to impact on nationally designated landscape areas – Areas of Outstanding Natural Beauty, Heritage Coasts and National Parks	No landscape designations in the vicinity Landscape character = Urban area	✓ ✓
	Site likely to adversely impact on nationally designated landscape areas		
11. Economic potential	Likely to be part of or aid regeneration and/or safeguard jobs	Support for local industries and local jobs for the longer term	✓ ✓
	Demonstrable adverse impact on inward investment		
12. Safeguarding	Not affecting safeguarding procedures/zones***	No safeguarding zones on site or in vicinity	✓ ✓
	Conflict with safeguarding procedures/zones		
<b>Relevant MWLP policies:</b> SP1 Presumption in favour of sustainable development SP12 Climate change mitigation and adaptation SP13 Economic benefit SP14 Environmental assets DC1 Traffic and transport SAP5 Safeguarding of potential and existing railheads and wharves			
<b>Mitigation/change proposed in Sustainability Appraisal:</b> No mitigation required, provided use for minerals and waste purposes does not result in additional use of the facility outside existing hours, as this would result in new noise, light, traffic, etc. impacts on nearby receptors.			
<b>Summary of overall assessment:</b> The safeguarding of the operational port area and its rail link is supported, and no changes to current site activities are proposed. <b>Site Assessment score:</b> ✓ ✓ very positive			

## **M5 High Greenscoe Quarry, Askam-in-Furness**

An Area of Search has been identified east of the existing quarry.

### **Considerations**

This quarry supplies mudstones that are used in the nearby Askam-in-Furness brickworks. High quality bricks are produced, which have a national market; for example, for use in maintaining historic buildings.

At a previous stage in the MWDF process, the Area of Search included another area, south of the existing quarry, which impinged on a County Wildlife Site and an area of designated Ancient Woodland. Many of the comments received on previous consultations (included below) concerned the southern area, as the loss of Ancient Woodland was significant, and could not be compensated for.

A public footpath runs along the south east edge of the eastern proposed extension, and there are several properties within 250m of the site, or the access track to it. Any additional working area would extend the time of any impacts, and mitigation should be considered. Advanced woodland planting would be required to mitigate adverse landscape and visual effects.

A survey for badger setts is required and there is potential for protection measures to be brought in. Bat surveys will be required and an assessment for great crested newts.

It will be important to ensure that there is no adverse impact on the adjacent RIGS.

There is potential for prehistoric remains to be found on site - mitigation would be required.

### **Environmental assets**

Morecambe Bay SAC, Duddon Estuary SPA and Duddon Estuary SSSI all lie 1.4km from the site. There are four County Wildlife Sites (CWS) in the area - Greenscoe Quarry & Cragg Wood CWS adjoins the site; Askam Woods CWS is 650m away; Dalton and Lindal Mining Area CWS is 900m; and Lots Pools CWS is 1km.

There are two areas of Ancient Woodland - Cragg Wood, which is also an area of semi-natural woodland UK Priority Habitat, adjoins the south of the site, and Spring Wood lies 750m away. A Regionally Important Geomorphological Site (RIGS) lies within the existing quarry.

The **Habitats Regulations Assessment** will need to assess whether the site would adversely affect the integrity of the SAC, SPA or Ramsar.

The site also lies 360m from the natterjack toad potential zone. Otters, barn owls and badgers have been recorded in the vicinity. Bats have been recorded for Greenscoe Quarry Tunnel and there are other records of pipistrelle and brown long-eared bats in the locality.

High Haume Farmhouse - Listed Building, lies 250m away.

## **Enhancement potential**

The restoration scheme and the advance woodland planting should include proposals to enhance biodiversity and landscape character.

## **Flood map zone**

No flood risk has been identified

## **Safeguarding**

No safeguarding issues have been identified

## **Agricultural land classification**

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

## **Landscape Character Area**

Sub-type 9d – intermediate moorland and plateau, ridges

## **Sequential approach**

Adjacent to existing quarry operations

## **Summary of comments from previous consultation stages**

There do not appear to be major groundwater issues with the extension of High Greenscoe Quarry.

The south extension includes a County Wildlife Site and supports Ancient Woodland and priority habitats. On these grounds, we recommend that the eastern extension should be preferred. Extension to the north and north-east should be considered as well, avoiding the area of high biodiversity value.

An assessment of the full resource of stone should be made to determine whether such stone is available from other, less important habitat areas within the locality.

In addition to the suggested archaeological mitigation, it will be necessary to assess impacts on the setting of the Listed Building at High Haume Farmhouse, it will be necessary to mitigate harmful effects.

A larger area should be identified extending to the south of the quarry because of constraints elsewhere; conversely, the reduced area is welcomed, which avoids the Cragg Wood County Wildlife Site.

There is a trunk water main passing through the site, requiring a 10m wide maintenance strip and no building or level changes are allowed in the proximity.

## **Summary of comments from spring 2015 consultation**

Likely to drain to Greenscoe Waste Water Treatment Works.


# **M05 - High Greenscoe Quarry, near Dalton-in-Furness**

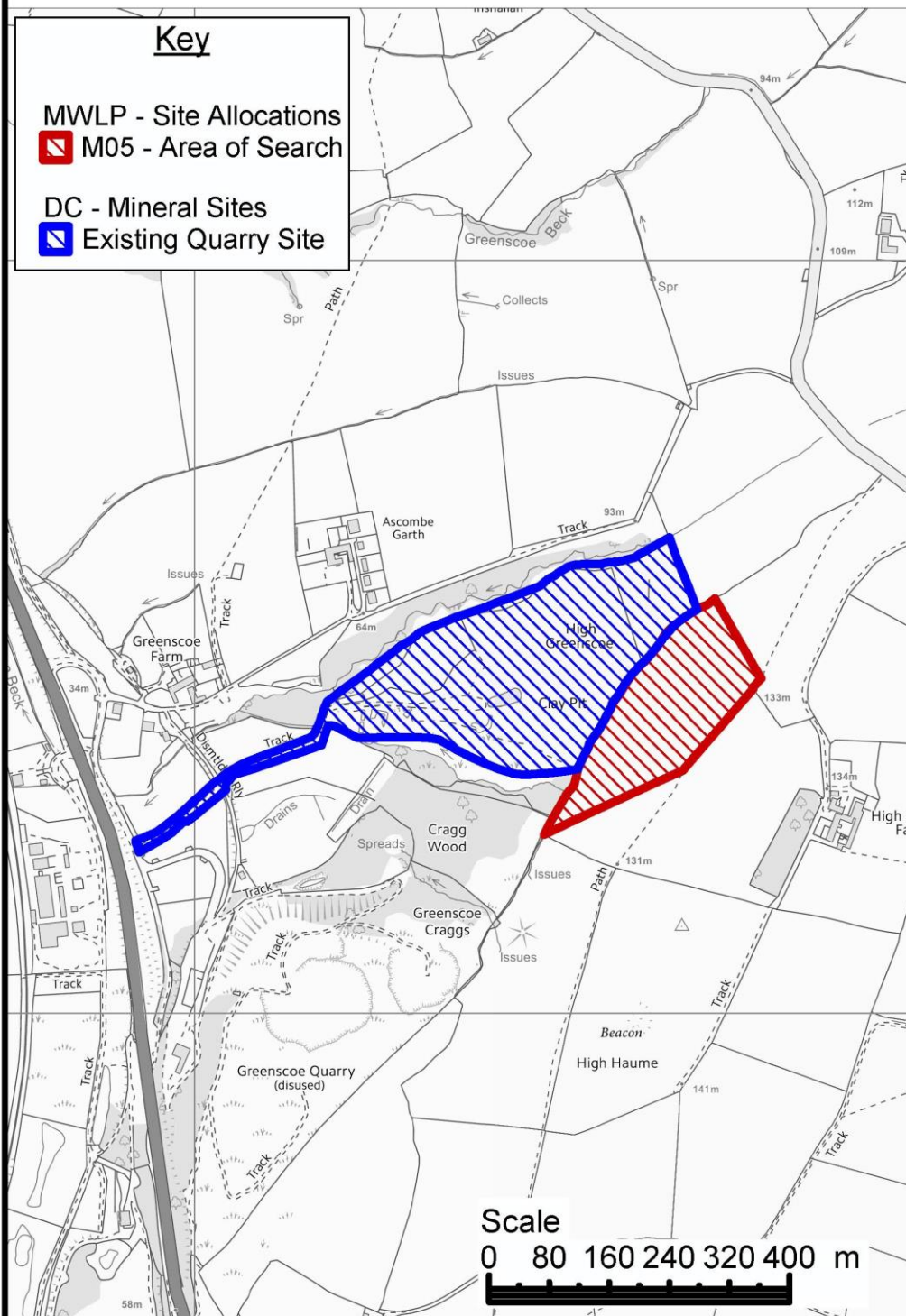
## **Key**

MWLP - Site Allocations

 M05 - Area of Search

DC - Mineral Sites

 Existing Quarry Site



Scale

0 80 160 240 320 400 m



Scale  
1:15000

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## MINERALS SITE SCORING MATRIX

### M5 High Greenscoe Quarry

Site selection criteria	Description/Characteristic	Comment/explanation/issues	Score
1. Accessibility	Access to existing rail facilities		
	Access to existing primary road network	However, quarry only supplies the nearby brickworks	✓ ✓
	Potential for rail access	The brickworks are adjacent to the railway, but it is unlikely that a siding would be built	XX
	Access to proposed primary road network		
	Good local road accessibility		
2. Sequential approach	Existing quarry operations	Existing quarry operations	✓ ✓
	Mothballed or dormant site		
	Greenfield		
3. Deliverability	No owner objection	Compatible with owner's intentions	✓ ✓
	Owner objection exists		
4. Flood risk	Zone 1 little or no flood risk	No flood risk identified but potential impacts on other areas will need to be mitigated for	✓ ✓
	Zone 2		
	Zone 3a		
	Zone 3b (functional floodplain)		
5. Other land uses	Conflict unlikely with other land use	Mitigation measures may be needed for housing near to access track, but the allocation is moving further away	✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres		
	Houses within 250 metres	Farm 180m from site; 3 further properties within 250m of access track	X
7. Environmental assets	<b>European/national sites, species or habitats</b>		
	Potential to enhance		
	No impact		
	Indirect adverse (site outside designated area)	Adjacent to area of Ancient Woodland, UK Priority Habitat and County Wildlife Site	?
	Direct adverse (site within designated area)		
	<b>Local sites or priority species/habitats</b>		
	Potential to enhance	RIGS within quarry, plus various wildlife species in the vicinity; restoration scheme intends to provide wetlands area and enhancement to wildlife corridor	✓
	No impact		

	Requires mitigation/compensation measures - indirect adverse (site outside designated area)	Potential impacts on CWS and Ancient Woodland adjacent to site, and surveys/assessments for badgers, bats, and great crested newts will be required	x
	Requires compensation measures - direct adverse (site within designated area)		
8. Visual and landscape impact	Site not likely to impact on nationally designated landscape areas – Areas of Outstanding Natural Beauty, Heritage Coasts and National Parks	No landscape designations in the vicinity Landscape character = intermediate moorland and plateau, ridges	✓ ✓
	Site likely to adversely impact on nationally designated landscape areas		
9. Economic potential	Likely to be part of or aid regeneration and/or safeguard jobs	Extension of the quarry would safeguard existing jobs at the brickworks	✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***	No safeguarding zones on site or in the vicinity	✓ ✓
	Conflict with safeguarding procedures/zones		
<b>Relevant MWLP policies:</b> SP1 Presumption in favour of sustainable development SP7 Minerals provision and safeguarding SP8 Strategic areas for new minerals development SP14 Environmental assets DC6 Cumulative environmental impacts DC12 Criteria for non-energy minerals development DC16 Biodiversity and geodiversity DC17 Historic Environment DC18 Landscape and visual impact DC20 The water environment SAP4 Areas for minerals			
<b>Mitigation/change proposed in Sustainability Appraisal</b> Existing mitigation measures should be sufficient to deal with operational impacts, though a future planning application will need to provide evidence to this effect. Additional survey may be needed to check for use or occupancy of the extension land by any of the various local protected species. Visual mitigation of impacts on the listed farmhouse to the east will be necessary and it would be advisable to evaluate the effect of water drainage off the site on adjacent land if this has not been done already.			
<b>Summary of overall assessment:</b> This is the only identified resource of the mudstones that are used at the nearby Askam brickworks. The quarry is well located in relation to the brickworks, but mitigation may be needed for the housing situated near the access track. The intended restoration scheme for the quarry includes creating a wetland area and enhancing the wildlife corridor. <b>Site Assessment score:</b> ✓ positive			

## M12 Roosecote Quarry, Barrow-in-Furness

This site is identified as an Area of Search for extraction of sand and gravel.

### Considerations

The Area of Search is near to, but on the opposite side of Rampside Road, from Roose Quarry, which is the only operational sand and gravel quarry in the south of the county. The new area was proposed initially because there are some uncertainties about whether quarrying at Roose Quarry can continue, as, although the quarrying permission expires in 2024, the land and mineral rights owner would previously only licence extraction on a year at a time basis. This situation has changed, and the licence is now for 10 years, although the owner could rescind that, with due notice.

The reserves in this area are considered to be a strategic resource, because of the distance to any alternative sand and gravel quarry, and also as the reserves are needed to enable continued development and infrastructure provision in the Barrow area. This has to be balanced against potential temporary impacts on landscape and amenity. Water management, and thus avoidance of harm to the Stank and Roosecote Moss County Wildlife Site, is a consideration. Landscape and visual impact analysis will be required, along with relevant mitigation.

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

### Environmental assets

Morecambe Bay SPA, SAC and Ramsar, plus the South Walney and Piel Channel Flats SSSI are 820m away; Stank and Roosecote Moss County Wildlife Site (CWS) is 290m away; Stone Dyke CWS 500m; and Salthouse Pool CWS 830m. Hydrological connectivity between the site and the Moss CWS would need to be investigated.

UK Priority Habitat of flood plain grazing marsh to the east, and potential for badger setts being present on the site. Any planning application will need to be accompanied by a Phase 1 Habitat Survey.

Adjacent to Moorhead Cottages - Listed Buildings.

There are no designated landscapes in the area.

The **Habitats Regulations Assessment** will need to address whether the development would have indirect adverse effects on the integrity of the SAC, SPA or Ramsar.

### Enhancement potential

There is significant potential for habitat enhancement in a restoration scheme following extraction, especially wetland/pond areas, scrub and woodland. There is also potential for the creation of a well-designed site of public and wildlife interest that could be developed into a Local Nature Reserve.

Potential to disturb archaeological assets, which could be mitigated in a restoration scheme.

## **Flood map zone**

No flood risk has been identified

## **Safeguarding**

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

## **Agricultural land classification**

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

## **Landscape Character Area**

Sub-type 7a – low drumlins

## **Sequential approach**

Greenfield

## **Summary of comments from previous consultation stages**

For the land identified in the early rounds of the Minerals and Waste Development Framework Site Allocations Policies, Barrow Borough Council commented that the boundaries shown at that time had no bearing on features on the ground. They objected on the grounds that it is a stand-alone area separated from Roose Quarry by Rampside Road and that it is a prominent greenfield site, in an area of valuable open countryside, which has not been justified in accordance with adopted MWDF Core Strategy Policy 4 and Development Control Policies 3, 6 and 12. They disagree with the Sustainability Appraisal assessment.

There was uncertainty whether or not Roose Sand Quarry (M27) could provide sufficient sand and gravel for the southern part of the county within the plan period. As a backup, M12 should be included as an Area of Search. It was also suggested that the name be changed to Roose Sand Quarry Extension, to avoid confusion with other quarries.

There were concerns about traffic disruption and road mess if quarry vehicles were crossing the A5087 between the two sites (M12 and M27), and that there may be impacts on the public footpath that runs alongside the site.

M12 is located on the opposite side of the road to Moorhead Cottages - Listed Buildings; any impacts on them or their setting would be taken into account at planning application stage.

The Site Assessment needs to be expanded to adequately take account of the comments made by the representor in the 2009 consultation; currently, the Site Assessment is rather weak, notably the statement of “restoration scheme could offer potential.

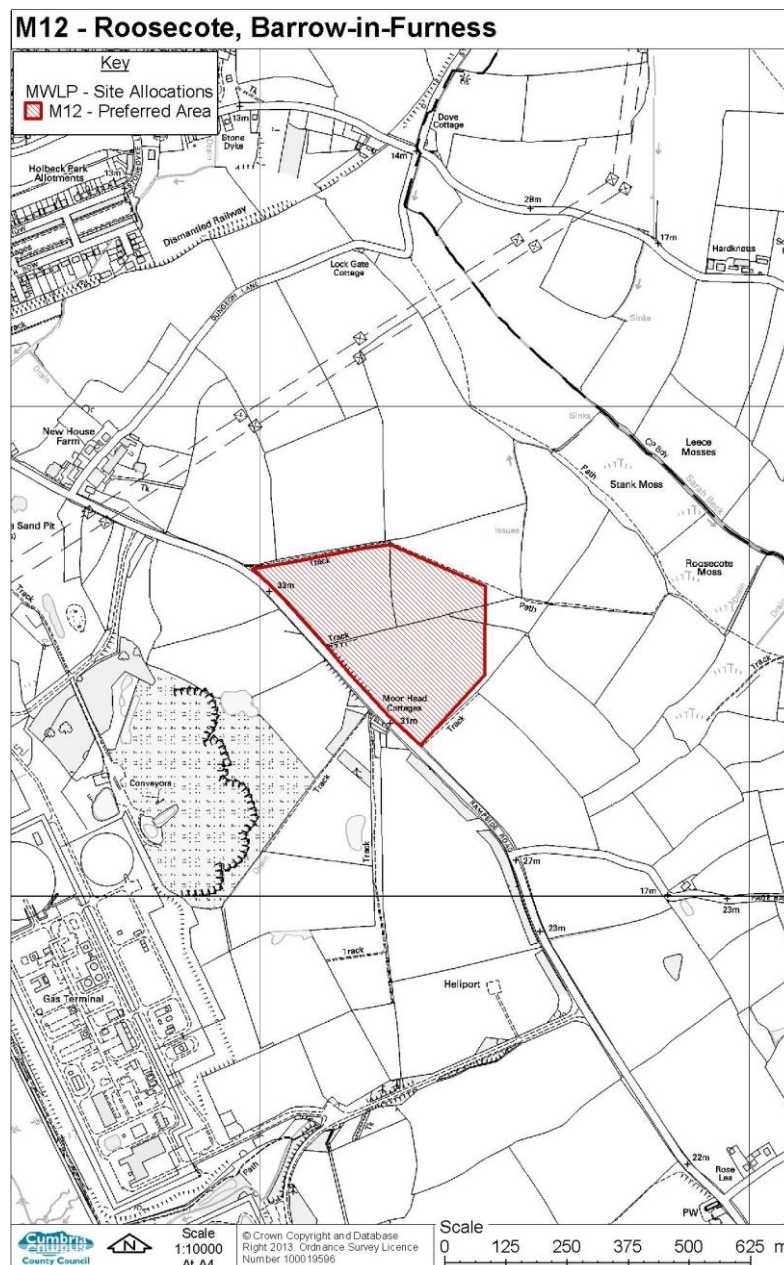
## Summary of comments from spring 2015 consultation

The site is north east of Barrow WWTW. It is a greenfield site.

Object on the basis that it is a greenfield extension. The site allocation should be regarded as a new site, due to its separation from the existing site. Concern raised that the proposed extension area boundaries show no regard for the field boundary pattern.

## Summary of comments from autumn 2015 consultation

The problem with the M12 site, is that it's on the opposite side of the A5087 to the present operations. If the present processing operation were to remain on the western side, with the quarrying to the east, there would need to be a suitable crossing arrangement that doesn't have significant traffic impacts – e.g. operating hours restrictions, conveyor or bridging arrangement. However, allocating the area east of the A5087 would be preferable to having to import sand from outwith the area.



# MINERALS SITE SCORING MATRIX

## M12 Roosecote Quarry, Barrow

Site selection criteria	Description/Characteristic	Comment/explanation/issues	Score
1. Accessibility	Access to existing rail facilities		
	Access to existing primary road network	The site would be likely to have a localised supply area, mainly Barrow. It is situated to the south and east of the town centre and is likely to result in traffic using town centre roads to reach the site. A transport assessment would be required.	<b>X</b>
	Potential for rail access	Close to sidings at the Port, but access would be via roads through town	<b>XX</b>
	Access to proposed primary road network		
	Good local road accessibility		
2. Sequential approach	Existing quarry operations		
	Mothballed or dormant site		
	Greenfield	Opposite existing quarry	<b>XX</b>
3. Deliverability	No owner objection	Put forward by owner	✓ ✓
	Owner objection exists		
4. Flood risk	Zone 1 little or no flood risk	No flood risk identified	✓ ✓
	Zone 2		
	Zone 3a		
	Zone 3b (functional floodplain)		
5. Other land uses	Conflict unlikely with other land use	Currently farmland	✓ ✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres	Moor Head Cottages – Listed Buildings are opposite the site (boarded up for many years)	✓ ✓
	Houses within 250 metres		
7. Environmental assets	<b>European/national sites, species or habitats</b>		
	Potential to enhance		
	No impact	Morecambe Bay Ramsar, SPA, SAC over 800m away	<b>?</b>
	Indirect adverse (site outside designated area)		
	Direct adverse (site within designated area)		
	<b>Local sites or priority species/habitats</b>		
	Potential to enhance	Potential in restoration scheme	✓ ✓
	No impact		
	Requires mitigation/compensation measures - indirect adverse (site outside designated area)	Closest County Wildlife Site (Stank and Roosecote Moss) is 290m away – hydrological impacts to be investigated	<b>?</b>

	Requires compensation measures - direct adverse (site within designated area)		
8. Visual and landscape impact	Site not likely to impact on nationally designated landscape areas – Areas of Outstanding Natural Beauty, Heritage Coasts and National Parks	No landscape designations in the vicinity Landscape character = low drumlins	✓ ✓
	Site likely to adversely impact on nationally designated landscape areas		
9. Economic potential	Likely to be part of or aid regeneration and/or safeguard jobs	This locality provides the only identified resources of sand and gravel in the Barrow area. Continued supply of aggregates to the local economy and safeguarding direct jobs	✓ ✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***		
	Conflict with safeguarding procedures/zones	Ulverston to Barrow (1) gas pipeline safeguarding area cuts across east side of the site	?
<b>Relevant MWLP policies:</b> SP1 Presumption in favour of sustainable development SP7 Minerals provision and safeguarding SP8 Strategic areas for new minerals development SP12 Climate change mitigation and adaptation SP13 Economic benefit SP14 Environmental assets SP15 Restoration and afteruse DC1 Traffic and transport DC2 General criteria DC3 Noise DC5 Dust DC6 Cumulative environmental impacts DC12 Criteria for non-energy minerals development DC16 Biodiversity and geodiversity DC18 Landscape and visual impact DC19 Flood risk			
<b>Mitigation/change proposed in Sustainability Appraisal</b> The key mitigation requirement would be a condition limiting scope to work the site simultaneously with the existing quarry, in order to limit possible cumulative impacts and to avoid other possible issues raised by objectors in the past (including road safety implications of traffic moving from one site to the other across Rampside Road). Other best practice mitigation measures appropriate to sand and gravel extraction would be required. Specific consideration should be given to site drainage and its impact on surrounding agricultural land and ecological assets.			
<b>Summary of overall assessment:</b> The site is not ideally placed in relation to the primary road network to the rest of the County, but is strategically important as the only identified resource of sand and gravel for the Barrow area if extraction were to cease at the currently operational site nearby. <b>Site Assessment score:</b> ✓ positive			

## **M27 Roose Sand Quarry, Barrow-in-Furness**

This site has been identified in the Site Allocations Policies several times since 2009, and at other times has been withdrawn, for a variety of reasons. Principally, the issue at Roose Quarry has been between the owner of the land and minerals rights and the operator of the quarry – the owner would only agree to quarrying continuing at Roose on an annual licence. However, that situation has changed recently, and the operator has secured a 10-year licence, though this could be rescinded earlier. The existing site has permission until 2029, but the operator anticipates that reserves will be exhausted prior to that, especially if some of the major infrastructure projects in the south and west of the county come to fruition. Roose is the only sand and gravel quarry in the south of the county, the nearest alternatives are around 40 and 70 miles away.

The 2015 Local Aggregates Assessment predicts a shortfall of sand and gravel resources before the end of the Plan period (2030), so M27 is allocated immediately to the south of the existing quarry as a Preferred Area, whilst a site (M12) on the other side of Rampside Road is allocated as a future Area of Search. This was the conclusion of the Supplementary Sites consultation, held in autumn 2015.

### **Environmental assets**

Morecambe Bay SPA, SAC and Ramsar, plus South Walney and Piel Channel Flats SSSI, all lie 200m from the site. There are three County Wildlife Sites in the vicinity - Salthouse Pool CWS is 460m away; Stank and Roosecote Moss CWS is 610m; and Stone Dyke CWS is 870m.

The site is adjacent to Moorhead Cottages, which are Listed Buildings. They have been boarded up for some years.

### **Enhancement potential**

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

### **Flood map zone**

No flood issues identified

### **Safeguarding**

The site lies within the British Gas HSE notification area

### **Agricultural land classification**

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

### **Landscape Character Area**

Sub-type 7a – low drumlins



## **Sequential approach**

Existing quarry operations

### **Summary of comments from previous consultation stages**

It was not clear what was being proposed and whether it was proposed to be used for the disposal of mineral waste, which could include many objectionable minerals.

Positive steps would need to be taken to safeguard the future of the listed Moorhead Cottages and protect their setting.

Centrica, which operates the nearby power station and gas terminals, strongly objected to the allocation, as an intensified quarry operation would increase the numbers of people and vehicles in and around the vicinity of the power station and gas terminals, which would jeopardise site security and be at direct risk from a major incident; the existing quarry operations have access issues and sand and gravel are deposited along the access road, which would be exacerbated; and energy production is considered to be more appropriate in this location. That outright objection is understood to have been removed, but Centrica is only prepared to give licences to operate the quarry on a one year at a time basis.

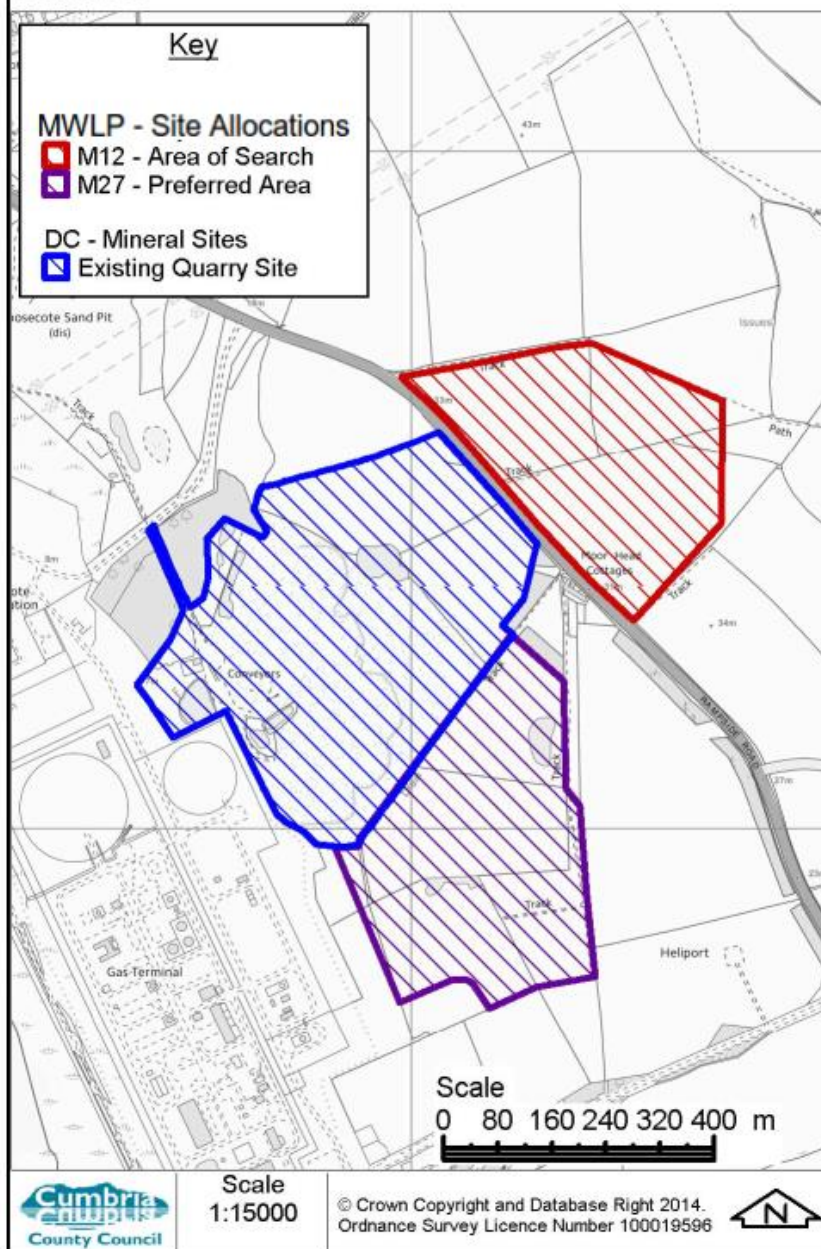
### **Summary of comments from autumn 2015 consultation**

There is a rising main from Rampside skirting the terminal, which must be taken into account. There is also a private Pumping Station from the gas terminal on the outside of the perimeter of the site.

The site is connected to the A5087 Principal route and well placed to provide for the needs of Barrow and the Furness area. Were there any intention to use this to supply to construction projects such as NuGen, the site should be rail connected (appears reasonably practicable) or output via Barrow Docks.

CCC Emergency Planning Team state that due to the close proximity of the Centrica Gas Terminal (an upper tier COMAH site) they would like to assess any potential effects on the Off Site Emergency Arrangements.

# M12 and M27 - Roosecote Quarry, Barrow-in-Furness



## MINERALS SITE SCORING MATRIX

### M27 Roose Sand Quarry, Barrow

Site selection criteria	Description/Characteristic	Comment/explanation/issues	Score
1. Accessibility	Access to existing rail facilities	No direct access to existing rail facilities	XX
	Access to existing primary road network	Access to the site is via Rampside Road along a private access road. The site is situated to the south and east of the town centre and would result in traffic continuing to use town centre roads to reach the site. A transport assessment would be required and would take account of the potential to use the rail facilities within the docks.	✓
	Potential for rail access	Close to sidings at the Port, but access would be via roads through town	✓
	Access to proposed primary road network	N/A	N/A
	Good local road accessibility	The site has relatively good access to the local road network	✓
2. Sequential approach	Existing quarry operations		✓ ✓
	Mothballed or dormant site		
	Greenfield		
3. Deliverability	No owner objection	Put forward by operator	✓ ✓
	Owner objection exists		
4. Flood risk	Zone 1 little or no flood risk	No flood risk identified	✓ ✓
	Zone 2		
	Zone 3a		
	Zone 3b (functional floodplain)		
5. Other land uses	Conflict unlikely with other land use	Currently pasture, may be required for gas terminal expansion, but its owner would need prior extraction to level, then quarry operations would cease.	✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres	No occupied houses are within 250m of the site. Listed Moorhead Cottage and the attached barn are located 100m away and any impacts on them or their setting would have to be taken into account.	✓
	Houses within 250 metres		
7. Environmental assets	<b>European/national sites, species or habitats</b>		
	Potential to enhance	No potential	
	No impact	It is unlikely that there are any pathways between the site and the SAC, SPA and Ramsar.	?

	Indirect adverse (site outside designated area)	The ecological designations of national or international significance lie approximately 256m from the site, on the far side of the gas terminal. It is unlikely that there are any pathways between the site and the SAC, SPA and Ramsar.	✓
	Direct adverse (site within designated area)	N/A	N/A
	<b>Local sites or priority species/habitats</b>		
	Potential to enhance	The closest local sites or priority species/habitats lie 450m away, but the site vegetation and water features have the potential for protected species, so could be enhanced	✓
	No impact	Surveys will be required to establish whether protected species are using the site	?
	Requires mitigation/ compensation measures - indirect adverse (site outside designated area)	If a planning application is submitted, any scrub and hedgerow clearance should be carried out outside the bird breeding season of March to August (inclusively), to ensure that they are adequately protected.	X
	Requires compensation measures - direct adverse (site within designated area)	N/A	N/A
8. Visual and landscape impact	Site not likely to impact on nationally designated landscape areas – Areas of Outstanding Natural Beauty, Heritage Coasts and National Parks	There are no national landscape designations within the vicinity of the site. The landscape is dominated by the Rivers Gas Terminal and the partially dismantled Roosecote Power Station to the west of the site; to the north are the Barrow Waste Water Treatment Works tanks. The site is well screened by the topography and existing hedgerows along Rampside Road. Landscape character = low drumlins	✓ ✓
	Site likely to adversely impact on nationally designated landscape areas	N/A	N/A
9. Economic potential	Likely to be part of or aid regeneration and/or safeguard jobs	This locality provides the only identified resources of sand and gravel in the Barrow area. Continued supply of aggregates to the local economy and safeguarding direct jobs	✓ ✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***		
	Conflict with safeguarding procedures/zones	Ulverston to Barrow (1) gas pipeline safeguarding area cuts across east side of the site	?

**Relevant MWLP policies:**

SP1 Presumption in favour of sustainable development  
SP7 Minerals provision and safeguarding  
SP8 Strategic areas for new minerals development  
SP12 Climate change mitigation and adaptation  
SP13 Economic benefit  
SP14 Environmental assets  
SP15 Restoration and afteruse  
DC1 Traffic and transport  
DC2 General criteria  
DC3 Noise  
DC5 Dust  
DC6 Cumulative environmental impacts  
DC12 Criteria for non-energy minerals development  
DC16 Biodiversity and geodiversity  
DC18 Landscape and visual impact  
DC19 Flood risk

**Mitigation/change proposed in Sustainability Appraisal**

The key mitigation requirement would be to protect the groundwater from any quarrying impacts; the operating quarry to the north has a condition not to quarry below the water table. A programme of phasing would need to be agreed, in order to limit possible cumulative impacts with the existing quarry. The water bodies would require surveying for the presence of Great Crested Newts. Surveys also required for birds from the nearby Special Protection Area likely to use the site for loafing, feeding, etc.

**Summary of overall assessment:**

This proposal is for an extension to an existing operational quarry. Whilst the site is not ideally placed in relation to the primary road network to the rest of the county, it is strategically important as the only identified resource of sand and gravel for the Barrow area.

The site lies in an area identified for 'energy-related uses' in the Barrow Borough Council Local Plan. There is an existing gas terminal and a partially dismantled power station to the west of the proposed site and WWTW lies to the north. It is therefore considered that the proposals would have limited impact on the landscape.

It is unlikely that there are pathways between the site and the SAC, SPA or Ramsar to the west, but surveys will be needed for birds associated with the SPA that may use the site for feeding, loafing, etc. Surveys for Great Crested Newts will also be needed, as the site's vegetation and small water bodies provide appropriate habitat.

Unoccupied, Listed Buildings are the nearest properties to the site, and the impact on their setting will need to be considered.

**Site Assessment score:** ✓ positive

## **OTHER SITES IN BARROW THAT HAVE BEEN CONSIDERED**

### **BA2 Ormsgill Yard, Barrow-in-Furness**

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

#### **Summary of comments received in previous consultation stages**

Advice should be sought on archaeological mitigation and interpretation.

There is a public sewer at the west of the site, requiring a 12m maintenance strip and no building or level changes in the proximity.

#### **Environmental assets**

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

#### **Enhancement potential**

A constrained site with limited potential

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

#### **Flood map zone**

No identified flood risk

#### **Safeguarding**

No safeguarding issues have been identified

#### **Agricultural Land Classification**

Urban

#### **Sequential approach**

An existing waste management site at a town

## **BA6 Roosecote Old Sandpit, Barrow-in-Furness**

**Reason for withdrawal:** Small site; not situated in a good position on the road network for waste management traffic.

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

### **Summary of comments from previous consultation stages**

A number of objections to this site were received. The main points were its location in relation to the road network and housing areas. Sites on the A590, Park Road/Bennett Road with good access to the bypass, which would avoid traffic having to come through the town, were regarded as more appropriate/preferred to avoid disruption to the town caused by heavy traffic. Waste would be brought through dense residential areas and past three schools – if it has to come to Furness, Bennett Bank would be a better site. Cumulative impacts of the sewage works (smells) and power station (smoke) were mentioned.

The site has a high diversity of amphibians with records for frogs, toads, palmate and smooth newts (*but see Enhancement potential below*) and there is also a diversity of semi-natural vegetation, which is likely to house a number of breeding bird species. Therefore, careful mitigation to prevent harm to these species will be needed if the site is allocated. The presence of these sensitive/protected species is not necessarily a barrier to allocation or development, but needs to be taken into account and a developer would need to be aware of the presence of protected species and the need for mitigation.

Roosecote could not be supported without the impacts of the proposal being fully appraised via a Transport Assessment, which would assess routing, access, traffic impact, visibilities, parking, capacity, accidents and safety. Other considerations would also have to be made, such as any impact on Public Rights of Way.

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

### **Environmental assets**

There are three County Wildlife Sites within 2km of the site - Salthouse Pool (360m), Stone Dyke (575m) and Stank and Roosecote Moss (1km). At a distance of approximately 1km are a series of Special Verges that require verification.

At Dungeon Lane, some 50m away, there is a Listed Building complex of barns and stables. Information is required on the extent of modern disturbance at the site, as some mitigation may be required in terms of the historic environment.

### **Enhancement potential**

This site was restored under a planning condition a few years ago and the diverse wildlife habitats/fauna recorded by Cumbria Wildlife Trust were lost, including badger setts. The wildlife conservation element of this restoration has not been successful and further work could be needed.

It is recommended that any development in this area should incorporate significant enhancement by re-creation of the former wetland and scrub features. This would require larger land take of the field to the south west and it is recommended that this approach seriously be considered, in line with PPS9, paragraph 5.

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

### **Flood map zone**

No identified flood risk

### **Safeguarding**

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

### **Agricultural Land Classification**

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

### **Sequential approach**

A restored former quarry at a town

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

**Reason for withdrawal:** This is an operating limestone quarry, which also has permission for construction waste recycling, composting and inert waste landfill. The landfill permission is restricted to waste arising from quarrying and construction waste recycling. The existing access to the site, via Thwaite Flat Road, is considered to be unsuitable for additional lorry traffic.

The Local Plan, informed by the 2014 Cumbria Waste Needs Assessment, proposes that no further inert or non-inert landfill sites be identified for use in the Plan period, but that this is kept under review. The County Council also has reservations about the feasibility of non-inert landfilling of this quarry and about programming it with continued quarrying. If a planning application is submitted for non-inert landfill it would be for the site operator to demonstrate that the proposal is feasible and complies with relevant policies in the Local Plan.

### **Summary of comments from the previous consultation stages**

Advice should be sought on archaeological mitigation and the impact on the setting of the Conservation Area should be assessed. Objection because of its potential heritage implications.

The Environment Agency considered that the limestone quarry was highly vulnerable and more appropriate for use for inert landfill.



References were made to the 1997 Inspector's report for the Minerals and Waste Local Plan, its comments about feasibility, landscape and visual impacts and its conclusion that Goldmire should not be identified as suitable for landfill.

Barrow Borough Council objected to this site in the absence of technical and feasibility studies; it was premature to allocate the site for landfill as its suitability, capacity and deliverability cannot be demonstrated.

### **Environmental assets**

Morecambe Bay SAC and the Duddon Estuary SPA and Ramsar are within 2.4km of the site; the Sandscale Haws National Nature Reserve is approximately 2.2km away. It lies wholly within the Goldmire Quarry County Wildlife Site (CWS) and is adjacent to Hagg Spring Wood (2) Ancient Woodland, which is also semi-natural woodland UK Priority Habitat. Hagg Spring Wood (1) Ancient Woodland is 100m away; Long Bank Wood Ancient Woodland is 175m away; Chapel Hills Wood Ancient Woodland is 460m; Dalton and Lindal Mining Area CWS is 875m; Park Road Woods CWS is 1km; and Roanhead Mines CWS is 1.1km away.

Dalton Conservation Area is 350m away and the closest Listed Buildings (the Market Cross and Vicarage) lie 450m away. The site lies 920m from the natterjack sites potential zone.

### **Enhancement potential**

Restoration scheme could offer potential.

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

### **Flood map zone**

No flood risk identified

### **Safeguarding**

No safeguarding issues identified

### **Agricultural Land Classification**

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

### **Landscape Character Area**

Sub-type 5c – rolling lowland

### **Sequential approach**

An active limestone quarry within 5 miles of a town

## **BA23 Bennett Bank landfill, Barrow-in-Furness**

**Reason for withdrawal:** The Local Plan, informed by the 2014 Cumbria Waste Needs Assessment, proposes that no further inert or non-inert landfill sites be identified for use in the Plan period, but that this is kept under review. This current planning permission for this landfill site includes a 580,000 cubic metres extension granted permission in March 2010, and expires in 2017. It is unclear whether all of the capacity at the site would be filled at that time. If a planning application is submitted for a time extension it would be for the site operator to demonstrate that the proposal complies with relevant policies in the Local Plan.

### **Summary of comments from previous consultation stages**

The continued use of the site and its extension, if necessary, were supported. It was preferred to other sites.

Concerns were expressed over the size of an extension, the need for it and use of a greenfield area. The continuation of this site was questioned.

Network Rail would need to be consulted on planning applications for this site.

Concerns were expressed that proposals could have potential significant effects on adjacent or nearby wildlife sites, some of which are linked to the site by watercourses, and on the site's potential existing wildlife interest. There could be issues with great crested newts, but probably not with a natterjack toad site that extends towards Bennett Bank. The site generally slopes towards Roanhead Mines, thus water quality/site drainage considerations would be relevant. There are also at least two records of bat roosts within this site and of reed buntings and possible breeding barn owls. Mitigation to prevent harm to species will need to be established.

It is unclear that the level of demand being provided for, will actually be required; no case has been made in the supporting text as to why the site is considered suitable.

Bennett Bank is in an area of open countryside, close to significant tourist attractions that include the unique Sandscale Haws, which is already suffering from development pressures from the south.

There may be hydrological issues arising from landfilling on an extended site at Bennett Bank, given the proximity of many abandoned mine workings. There are mining voids and aquifers in the area, which make the site unsuitable for any further expansion - there is the potential for a breach, which could cause serious contamination due to the aquifers and the water table in the area. This site has already far exceeded its original specification and should not be expanded further.

Before they could be supported, proposals to enlarge or amend the facility at Bennett Bank would require detailed analysis in the form of a Transport Assessment, condition survey, access arrangements, traffic impact, etc.

It is considered that the site would conflict with the adopted Core Strategy site location criteria as well as the general principles of sustainability and Core Strategy and Generic Development Control policies. Its peripheral location is not appropriate for a county-

wide facility. Concerns about increased traffic and impacts on adjacent County Wildlife Site.

### **Environmental assets**

Morecambe Bay SAC, Duddon Estuary SPA, Duddon Estuary Ramsar and the Duddon Estuary SSSI are all within 685m of the site. The Duddon Estuary & Duddon Mosses SSSI Consultation Area lies 200m away. There are four County Wildlife Sites within 2km - Goldmire Valley (adjacent), Roanhead Mines (adjacent), Greenscoe Quarry and Crag Quarry (1km) and Dalton and Lindal Mining Area (1.1km). Sandscale Haws National Nature Reserve lies around 950m away, whilst High Wood Ancient Woodland is 700m away and Spring Wood Ancient Woodland is 280m. An area of semi-natural woodland UK Priority Habitat lies adjacent to the site.

A public footpath and National Cycle Route 72 both run adjacent to the site.

### **Enhancement potential**

There could be scope for considerable enhancement if the development does not take up the whole of the site.

This site is in an area of former quarries - some archaeological mitigation may be required.

### **Flood map zone**

No identified flood risk

### **Safeguarding**

No safeguarding issues have been identified

### **Agricultural Land Classification**

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

### **Landscape Character Area**

The majority of the site lies within sub-type 5c – rolling lowland; the northern periphery of the site lies within sub-type 3c – coastal limestone, disturbed areas

### **Sequential approach**

An existing landfill, in open countryside

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

**Reason for withdrawal:** Planning permission for a Mechanical and Biological Treatment plant for municipal waste at this site was granted 31 March 2010.

### **General**

The **Habitats Regulations Assessment** concludes that, without drainage mitigation measures, such as appropriate management of foul and surface water drainage, contaminated water could flow to the estuary and have impact upon the Morecambe Bay SAC and Ramsar and the Duddon Estuary SPA.

### **Summary of comments from previous consultation stages**

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

Advice should be sought on archaeological mitigation and interpretation and the impact on the setting of the Conservation Area should be assessed.

An additional area to the south of the site should also be identified to allow a materials recovery facility and related activities.

### **Environmental assets**

Morecambe Bay SAC, Duddon Estuary SPA, the Duddon Estuary Ramsar and the Duddon Estuary SSSI are all situated about 1km away from the site. Park Road Woods County Wildlife Site, which is also designated as semi-natural woodland UK Priority Habitat, is adjacent to the site. Sowerby Woods County Wildlife Site (CWS) is 350m away, Goldmire Valley CWS 1340m and Roanhead Mines CWS 1350m.

The site falls within the natterjack toad potential area.

Furness Abbey Conservation Area is approximately 1750m away.

### **Enhancement potential**

Limited. The boundary of the site would extend beyond an established woodland shelter belt. This is an important landscape and biodiversity feature that should be included in any new boundary and be linked to the adjacent County Wildlife Site.

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

### **Flood map zone**

No identified flood risk

## **Safeguarding**

No safeguarding issues identified

## **Agricultural Land Classification**

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

## **Sequential approach**

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

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

**Reason for withdrawal:** An adjoining site, purchased for other development that requires a highly skilled workforce, may not go ahead with significant inward investment, if BA25 is developed for waste management.

## **General**

A 2.7ha site, with potential for built waste treatment facilities. It was a reserve site because it was not clear whether a site in addition to Ormsgill Yard and Sowerby Woods was needed.

The Habitats Regulations Assessment concludes that, without drainage mitigation measures, contaminated water could flow to the estuary and have impacts on the Morecambe Bay SAC and Ramsar and Duddon Estuary SPA.

## **Summary of comments from previous consultation stages**

Proposals for waste treatment on this land are unrelated to any existing waste treatment site and would create a plethora of sites along Park Road, which would prejudice inward investment into Furness. It is unlikely that the use of the site for waste treatment would create high value jobs.

Access is unsuitable for the large number of vehicle movements normally associated with waste treatment.

Advice should be sought on archaeological mitigation.

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

## **Environmental assets**

Morecambe Bay SAC and Duddon Estuary SPA lie within 350m of the site. It falls within the Duddon Estuary and Duddon Mosses SSSI consultation area. Sowerby Woods County Wildlife Site (CWS) is 670m away and Lower Ormsgill Reservoir and Cocken Pool CWS is 1.2km. North Walney National Nature Reserve is 350m away,

whilst an un-named Ancient Woodland, which is also semi-natural woodland UK Priority Habitat, is 1.5km.

A public footpath runs along the northern boundary of the site. Cycle route 72 runs along the main road into Barrow.

### **Enhancement potential**

Would be considered in the Habitats Regulations Assessment.

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

### **Flood map zone**

No flood risk identified

### **Safeguarding**

No safeguarding issues have been identified

### **Agricultural Land Classification**

Urban

### **Sequential approach**

Greenfield allocated employment land at a town

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

**Reason for withdrawal:** Previously refused on appeal, on environmental grounds, which are still considered to be valid. Included within a proposed Mineral Safeguarding Area.

### **Summary of comments from previous consultation stages**

The proposed area runs the risk of breaking the skyline, with Dalton views being impaired. If practicable, deeper working of the existing quarry or a southward extension might be preferable.

It was noted that, given the availability of crushed rock reserves elsewhere in the county, an extension to the quarry was not justified.

### **Environmental assets**

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

Dalton Conservation Area and the closest Listed Buildings lie 200m to the east.

### **Enhancement potential**

Restoration scheme could offer potential.

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

### **Flood map zone**

No flood risk has been identified

### **Safeguarding**

No safeguarding issues identified

### **Agricultural land classification**

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

### **Sequential approach**

Existing quarry operations

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

- BA1 Phoenix Road/Bessemer Road - virtually all committed to other developments
- BA3 Dalton nurseries/car dismantler's – no space available
- BA4 Ormsgill landfill – restricted site
- BA5 Sowerby Woods - not compatible with owners' intentions, also problems with access over railway line
- BA7 Salthouse Mills Business Centre - gone before Issues & Options 2006
- BA8 Cavendish Dock – re-allocated for housing
- BA9 Sinkfall Farm, Rakesmoor Lane - gone before Issues & Options 2006
- BA11 Park Road, south of Ashleys - already committed to other developments
- BA12 Park Road, south of Kimberley Clark - already committed to other developments
- BA13 Ramsden Dock - regeneration plans/development at an advanced stage

- BA14 Cavendish Dock Road - gone before Issues & Options 2006
- BA15 west of McBrides, Park Road - gone before Issues & Options 2006
- BA16 former rail sidings, Dalton - gone before Issues & Options 2006
- BA17 Sowerby Woods Business Park - gone before Issues & Options 2006
- BA18 Country Park Industrial Estate - gone before Issues & Options 2006
- BA19 adjacent to Buccleuch Dock - gone before Issues & Options 2006
- BA20 Holker Street, Barrow - gone before Issues & Options 2006
- BA21 Barrow football club land - gone before Issues & Options 2006
- BA22 Salthouse Mills, Salthouse Road - gone before Issues & Options 2006