

PROPOSED SITES WITHIN SOUTH LAKELAND DISTRICT

Household Waste Recycling Centres

SL1B Kendal Fell Quarry (land adjacent)

Waste Treatment and Management Facilities

None

Landfill

None

Preferred Areas for minerals

None

Areas of Search for minerals

M14 Kirkby Slate Quarry (slate)

M16 Holmescales Quarry (high specification roadstone)

M30 Roan Edge Quarry (high specification roadstone)

Mineral Safeguarding Areas

Limestone

Sandstone

Sand and gravel

Safeguarding of existing and potential railheads and wharves

None

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 = Kendal

** Key Service Centres = Grange-over-Sands, Kirkby Lonsdale, Milnthorpe, Ulverston

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

SL1B Kendal Fell Quarry, Kendal

Land adjacent to this quarry (SL1B) is allocated under policy SAP1 for a replacement Household Waste Recycling Centre (HWRC).

Considerations

The site has been enlarged since an earlier consultation in February 2013 and now incorporates an area containing a waste transfer station previously operated by Sita Ltd. The majority of the site is brownfield land that contained the weighbridge. A light industrial development adjoins the site to the south.

The site allocation is intended to replace the existing Canal Head HWRC in Kendal from its central area where it impacts on a range of properties, including those in a Conservation Area. The allocated site is identified for "waste and recycling related uses" in the South Lakeland District Council Land Allocations document.

The key issues for any planning application will be impacts of noise, odour, increased traffic, dust and emissions on human receptors.

This site is well located for the strategic road network as current HGV access is directly from the A591 Kendal by-pass; however, the link is a private road and is not suitable for large volumes of private cars. The proposed use of the site would increase traffic on the local road network, although alterations/improvements to the access, and adequate queuing space within the development, could mitigate potential congestion.

No alternative site has been identified as it has proved extremely difficult to identify sites near and within Kendal.

The quarry floor (SL1A), which is mostly within the Lake District National Park and not in this Plan's area, was also previously considered for other waste management facilities, but has now been withdrawn.

Environmental assets

The Morecambe Bay Pavements SAC and the Scout & Cunswick Scars SSSI are 600m from the site; Serpentine Wood & Kendal Fell County Wildlife Site (CWS) is adjacent to the eastern edge; Cunswick Fell CWS is 550m away, Cunswick & Park Spring Woods CWS is 950m and Barrowfield & Honeybee Woods CWS is 1.5km; an area of calcareous grassland UK Priority Habitat is adjacent to the site, semi-natural woodland UK Priority Habitat is 800m away and hay meadows and pastures UK Priority Habitat is 400m away.

The **Habitats Regulations Assessment** will need to assess whether this site is likely to have significant adverse impacts on the River Kent or Morecambe Bay Pavements SACs.

The Northern Brown Argus, Small Heath, High Brown and Small Pearl-bordered Fritillary butterflies have all been recorded on both the nearby golf course and Scout Scar. Badgers have been recorded within the site. There are records of brown hares and common pipistrelle bats in the vicinity.

A public footpath runs along the eastern edge of the quarry.

There is licensed groundwater extraction close to this site.

Enhancement potential

The size of the site should enable significant habitat enhancement measures to be incorporated into a development scheme.

Information required on extent of modern disturbance - some archaeological mitigation may be needed.

Flood map zone

No identified flood risk

Safeguarding

There is an HSE safeguarding zone for the quarry

Agricultural Land Classification

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

Landscape Character Area

Sub-type 3a – open farmland and pavements

Sequential approach

This is a brownfield site in a town

Summary of comments from previous consultation stages

Supported as a Green Resource Park in principle, if based on the Best Practical Environmental Option, and acknowledged that waste management uses would provide some employment. Mitigation of traffic impacts were seen to be a key consideration, together with other impacts, including noise and pollution.

It was broadly acceptable to the highway authority.

Advice should be sought on archaeological mitigation.




The Environment Agency states that it is important to establish the relationship with the water table and active or passive dewatering.

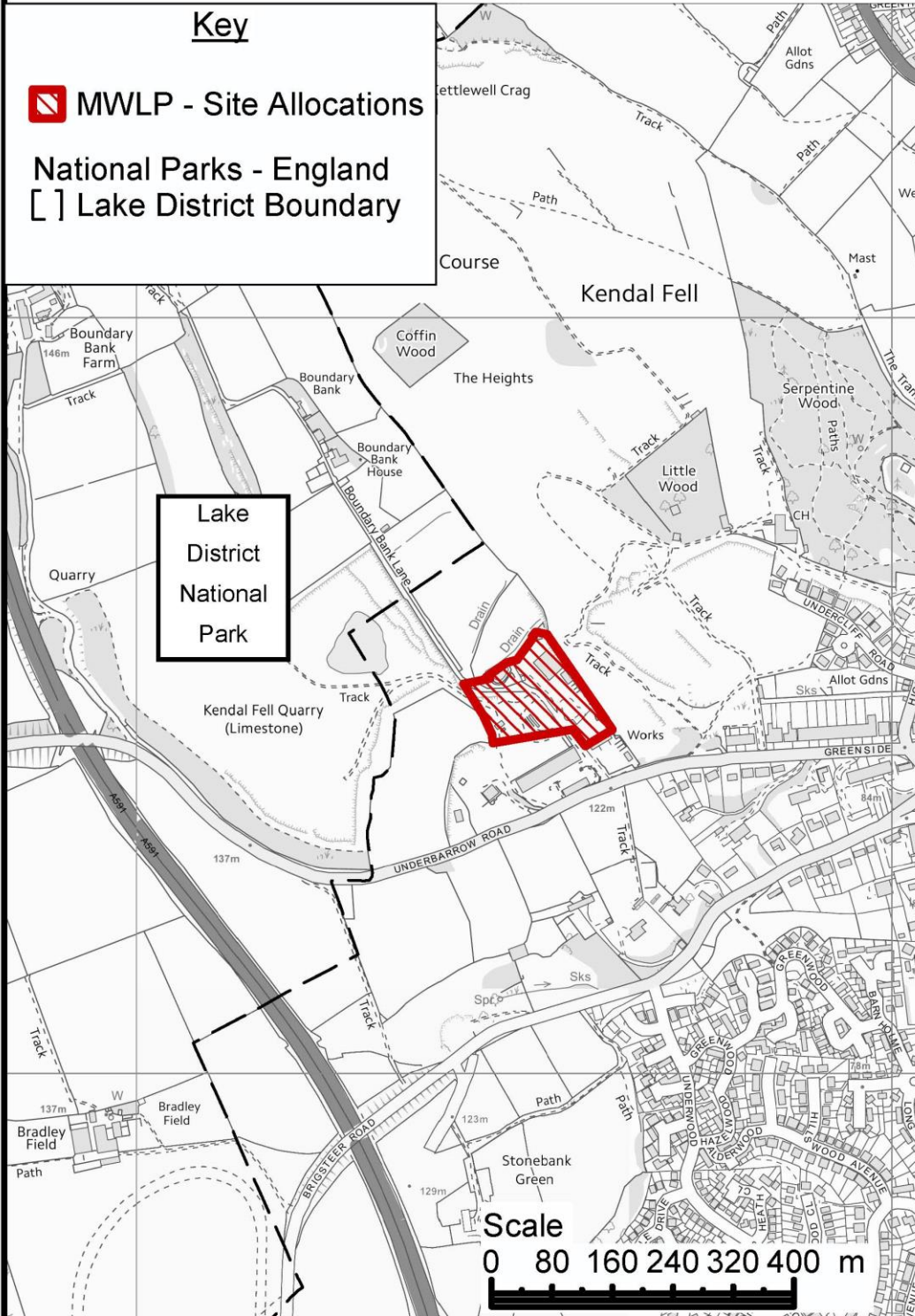
Summary of comments from spring 2015 consultation

Likely that this brownfield site is already connected to a sewer in Greenside. No history of flooding on site.

SL01B - Kendal Fell (Outside Quarry) Kendal

Key

-  MWLP - Site Allocations
-  National Parks - England
-  Lake District Boundary



Scale
1:15000

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WASTE MANAGEMENT SITE SCORING MATRIX

SL1B Kendal Fell Quarry, Kendal

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**	Situated on the edge of Kendal	✓ ✓
	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		
	Access to existing primary road network	Access to Kendal by-pass (A591) currently via private road	✓ ✓
	Potential for rail access	No potential	XX
	Access to proposed primary road network		
	Good local road accessibility		
3. Sequential approach	Previously developed land (brownfield)	land adjoining former quarry	✓ ✓
	Greenfield		
	Allocated for waste management or employment use and at a town or Key Service Centre	Allocated for employment use, at a town	✓ ✓
	Allocated for waste management or employment use but not at a town or Key Service Centre		
4. Deliverability	No owner objection	Owners prepared to incorporate room in their masterplan for the area	✓
	Owner objection exists		
5. Flood risk	Zone 1 little or no flood risk	No flood risk identified	✓ ✓
	Zone 2		
	Zone 3a		
	Zone 3b (functional floodplain)		
6. Other land uses	Conflict unlikely with other land use	Existing waste management and light industry complex adjacent	✓ ✓
	Conflict likely with other land use		
7. Co-location potential	Large enough to accommodate more than one facility	only considered for an HWRC	✓
	Not large enough to accommodate more than one facility		

8. Proximity to housing	No houses within 250 metres		
	Houses within 250 metres	16 residential properties within 250m	XX
9. Environmental assets	European/national sites, species or habitats		
	Potential to enhance		
	No impact	Development unlikely to affect the adjacent UK Priority Habitat (calcareous grassland)	✓
	Indirect adverse (site outside designated area)		
	Direct adverse (site within designated area)		
	Local sites or priority species/habitats		
	Potential to enhance	Some habitat enhancement measures could be incorporated into a development scheme	?
	No impact	Development unlikely to affect the adjacent County Wildlife Sites; it would have less impact than the existing HWRC does on the Kendal Conservation Area	✓
	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	Although the LDNPA boundary crosses the floor of the adjacent former quarry, the site is screened from any other area within the National Park by the topography	✓
	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	It is essential to relocate the existing HWRC from the land identified in the Canal Head Area Action Plan; development at SL1 would also provide jobs	✓ ✓
	Demonstrable adverse impact on inward investment		
12. Safeguarding	Not affecting safeguarding procedures/zones***	No safeguarding issues identified	✓ ✓
	Conflict with safeguarding procedures/zones		

Relevant MWLP policies:

- SP1 Presumption in favour of sustainable development
- SP2 Provision for waste
- SP3 Waste capacity
- SP14 Sustainable location and design
- SP15 Economic benefit
- SP17 Environmental assets
- SP20 Monitoring and enforcing planning control
- DC1 Traffic and transport
- DC2 General criteria
- DC6 Cumulative environmental impacts
- DC7 Criteria for waste management facilities
- DC13 Biodiversity and geodiversity
- DC17 The water environment
- SAP1 Household Waste Recycling Centres

Mitigation/change proposed in Sustainability Appraisal:

Standard mitigation measures used for this type of facility (netting, damping down paved/concrete areas during dry weather, surface drainage management with filter traps) should deal with the main generic impacts. Some additional screening along the western edge of the site might be considered to limit visual impact from the National Park, although the site lies alongside a disused quarry in the Park, which could also be considered unsightly. The junction of the access road with Underbarrow Road may need to be re-designed and measures will be needed to protect any pedestrians using the public footpath that runs alongside the access road (which is paved but narrow and which is assumed to carry very little traffic at present).

As the site is currently unused, it would be prudent to require an ecological survey to check for wildlife use or occupancy of the site. The site is sufficiently large (estimated to be 2ha) that space will be available for ecological mitigation and/or habitat creation which, ideally could provide additional visual screening.

Summary of overall assessment:

The site is proposed for a replacement HWRC; HGV access would have to be directly from the A591 as currently.

Site Assessment score: ✓ ✓ very positive

M14 Kirkby Slate Quarry, Kirkby in Furness

This Area of Search for slate, covering an area of 36 ha, is allocated in Policy SAP4.

Considerations

Most of the area proposed, based on data provided by the mineral operator, is within an area with an existing planning consent that expires in 2042. The proposal is to extract slate, including from areas within the permitted area, which have not yet been quarried, and to enable some re-organisation of stockpiles.

The extension would be limited by the presence of wind turbines, but does appear to break through the ridge line. The site is 1km from the Lake District National Park boundary and Landscape and Visual Impact Assessment may be required with any planning application.

The site already contains part of the Kirkby Moor SSSI (heather moorland and other varied habitats). The extension would include approximately 6.3 ha, 130m beyond the planning permission boundary, into Kirkby Moor SSSI – compensation land and mitigation would be necessary.

Approximately 3.4ha of SSSI is already within the permitted boundary at this point, and a further 8.2ha at the easterly boundary of the permitted area. Much of that habitat has already been affected by quarrying activity.

There may also be scope to designate a Local Geological Site (LGS, formerly RIGS) within the quarry.

Environmental assets

A significant part of the proposed site falls within Kirby Moor SSSI. The Subberthwaite, Blawith & Torver Low Commons SAC/SSSI falls within a 2km radius of the site to the north. The Duddon Estuary and Duddon Mosses SSSI Consultation Area falls within a 2km radius of the site to the west.

The **Habitats Regulations Assessment** will need to assess likely impacts on the assets listed above.

There are three County Wildlife Sites within a 2km radius of the site; the nearest, Hallstead Wood, is 770m to the north west.

Gawthwaite Moor RIGS site is just within a 2km radius of the site to the north east.

The Lake District National Park Boundary is 1km to the north of the site.

The Grade II Listed Building Garden Wall, to the west and south west of Ashlack Hall, is located 1.6km to the north of the quarry.

The nearest Scheduled Monument, cairn and ring mound on Long Moor, west of Gill House Beck, is located 560m from the site boundary.

The Cumbria Coastal Way long distance footpath falls within a 2km radius of the site to the west. A network of Public Rights of Way cross the quarry Area of Search.

Enhancement potential

Since most of the SSSI is currently in 'Unfavourable recovering' condition there is scope to contribute to habitat improvement through restoration proposals, if these are not already covered by those for the wider site. Habitat creation/enhancement should be sought.

Flood map zone

No identified flood risk

Safeguarding

No safeguarding issues identified

Agricultural land classification

Grade 5

Landscape Character Area

Sub-type 9d: Intermediate Moorland and Plateau – Ridges

Sequential approach

Existing quarry operations present with potential extension

Summary of comments from spring 2015 consultation

Concern that development will mean destruction of part of the Kirkby Moor SSSI, and consider that the argument used in the Site Assessment that enhancement within the SSSI will mitigate for the loss from quarrying is flawed, on the basis that enhancing habitat within a SSSI whilst losing part of it to development, will lead to a net loss of area of SSSI. Improvement in the SSSI's condition should not be conditional of loss of another part of it.

The quarry is also close to the boundary of the Lake District National Park and there may be further landscape impacts on the Park from a quarrying extension.

The site is greenfield; it potentially drains to Chapels, Kirkby. Would need confirmation that the quarry has surface water pumps.

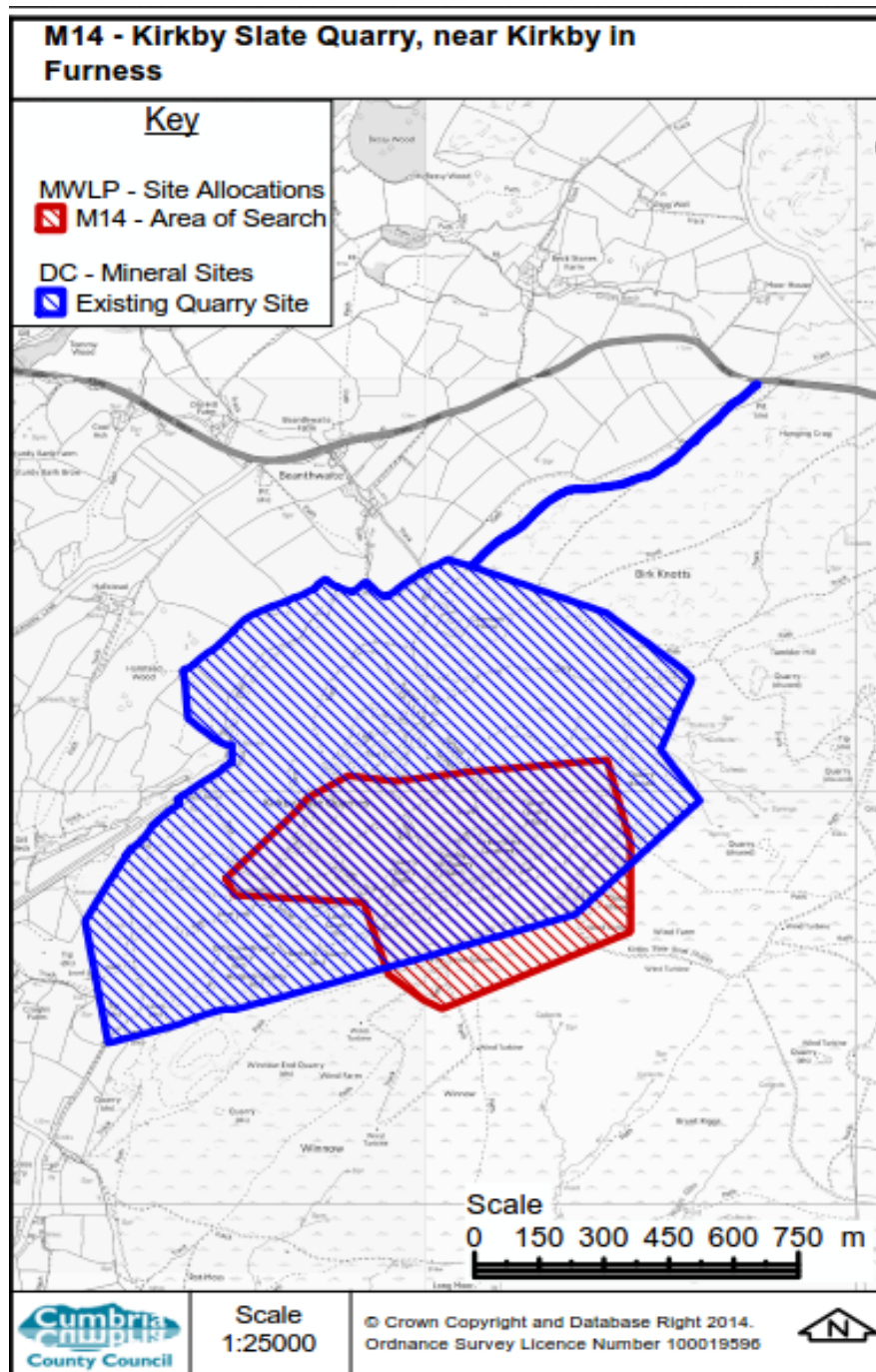
Potential to disturb archaeological assets; there is the potential for currently unknown, but designatable, assets to be found within the proposed extension area.

Support this allocation, subject to appropriate mitigation and habitat creation and enhancement to Kirkby Moor SSSI, and provision of appropriate alternative routes for footpaths. Also support the investigation of LGS/RIGS potential.

Summary of comments from autumn 2015 consultation

The proposal to infill Winnow End Quarry with inert material may affect the existing private water supply in the vicinity. Due to the extensive quarrying operations, there are few reliable, good quality water sources and it is unlikely that a suitable alternative is available. The supply currently serves Longlands Holiday Park and is proposed to serve also Burlington Quarry offices, showroom and production facilities, as the current supply to the quarry has been 'mined out' to the point that the supply is failing in terms of quality and sufficiency.

Potential to impact on Marshside Pumping Station. Nearest sewers are at Chapels, should a connection be sought.



MINERALS SITE SCORING MATRIX

M14 Kirkby Slate Quarry, Kirkby in Furness

Site selection criteria	Description/ Characteristic	Comment/explanation/issues	Score
1. Accessibility	Access to existing rail facilities		x
	Access to existing primary road network		
	Potential for rail access		
	Access to proposed primary road network		
	Good local road accessibility	Existing local road access for quarry	✓ ✓
2. Sequential approach	Existing quarry operations	existing quarry	✓
	Mothballed or dormant site		
	Greenfield	extension into moorland	XX
3. Deliverability	No owner objection	put forward by operator	✓ ✓
	Owner objection exists		
4. Flood risk	Zone 1 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	Existing quarry operations within area	✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres	Nearest properties 1km away	✓ ✓
	Houses within 250 metres		
7. Environmental assets	European/national sites, species or habitats		
	Potential to enhance	Most of the SSSI is currently in 'Unfavourable recovering' condition, giving scope to contribute to habitat improvement	✓
	No impact		
	Indirect adverse (site outside designated area)		
	Direct adverse (site within designated area)	Partly within SSSI - to be assessed	x
	Local sites or priority species/habitats		
	Potential to enhance		
	No impact		
	Requires mitigation/compensation measures - indirect adverse (site outside designated area)		
	Requires compensation measures - direct adverse (site within designated area)	Within SSSI – to be investigated	x

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	The site is 1km from the Lake District National Park boundary; some adverse impacts are possible depending on the final scheme - to be assessed	?
	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	Could support job retention in local area; supply to local construction industry	✓ ✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***	No safeguarding issues identified	✓ ✓
	Conflict with safeguarding procedures/zones		
<p>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 SP17 Monitoring and enforcing planning control DC12 Criteria for non-energy minerals development DC16 Biodiversity and geodiversity DC18 Landscape and visual impact DC22 Restoration and afteruse SAP4 Areas for minerals</p>			
<p>Mitigation/change proposed in Sustainability Appraisal: No specific requirements other than the existing measures in use across the existing site.</p>			
<p>Summary of overall assessment: The overall assessment is considered to be positive due to the economic benefits and extent of the site within the existing planning permission. However, impacts on the SSSI and securing of habitats and biodiversity enhancements need to be addressed in any planning application. Site Assessment score: ✓ positive</p>			

M16 Holmescales Quarry, Old Hutton, Kendal

An extension to the existing quarry has been allocated as an Area of Search in policy SAP4.

Considerations

The quarry produces high skid resistance roadstone for a regional market. Although its planning permission does not expire until 2042, the current permitted reserves have been exhausted and the site is mothballed. The nearest alternative sources of similar high specification aggregate are at Roan Edge Quarry and in the Yorkshire Dales National Park.

The site is within a Minerals Safeguarding Area.

The proposed extension is about 250m east of the nearest properties in Holmescales; they would have been exposed to impacts when the quarry was operating previously, but there should be no worsening of impacts. There is a single property a little closer to the northwest of the allocation.

This quarry does have some accessibility problems, as access from the site to the strategic road network (A66) or Kendal involves lorries passing dispersed properties along the rural access roads, and possibly some smaller settlements such as Endmoor, Gatebeck and Row End. An appeal against refusal of planning permission for an increase in HGV movements was dismissed on these grounds. However, whilst the quarry was operational, the operator undertook a lorry routing plan, which is signposted on the road network. If the extension were to gain planning permission in the future, it is likely that the rate of lorry movements would be conditioned to match that from when the quarry was last operational.

The sustainability assessment for this site turns on the relative priority that must be given to its potential to supply scarce, high-quality roadstone for the county (and a wider regional market). Most of the adverse impacts are quite specific – road traffic impacts on properties in narrow roads along the access routes to the site; and possible impact of groundwater changes on a protected species nearby – and need further consideration. Noise, vibration, dust and emissions impacts need to be assessed.

Environmental assets

Cocklet Wood Ancient Woodland, which is also semi-natural woodland UK priority habitat, lies 825m away; Birkrigg Park Wood County Wildlife Site, which is also Ancient Woodland and UK priority habitat, lies 1.3km away; and Blease Hall Wood CWS is 1.7km. Holmescales Quarry is a Local Geological Site (LGS, formerly Regionally Important Geomorphological Site).

Enhancement potential

Potential for habitat creation/enhancement. Archaeological work is not recommended.

Flood map zone

No identified flood risk

Safeguarding

No safeguarding issues identified

Agricultural Land Classification

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

Landscape Character Area

Sub-type 5b low farmland

Sequential approach

Greenfield site, adjacent to existing quarry operation

Summary of comments from previous consultation stages

The representor feels that a future extension of Holmescales Quarry should be reconsidered as an Area of Search – the extension should be considered as, the reserves of stone are there, it is an existing quarry with planning permission to 2042 and it is one of two remaining high PSV quarries in North West England.

The omission of Holmescales Quarry from policy SAP6 makes it unsound.

Summary of comments from spring 2015 consultation


The site is greenfield. Location of nearest sewer should be confirmed, as it may be a remote site.

There are issues to be addressed regarding HGV access; SLDC support this allocation subject to robust conditioning of lorry movements.


M16 - Holmescales Quarry, near Kendal

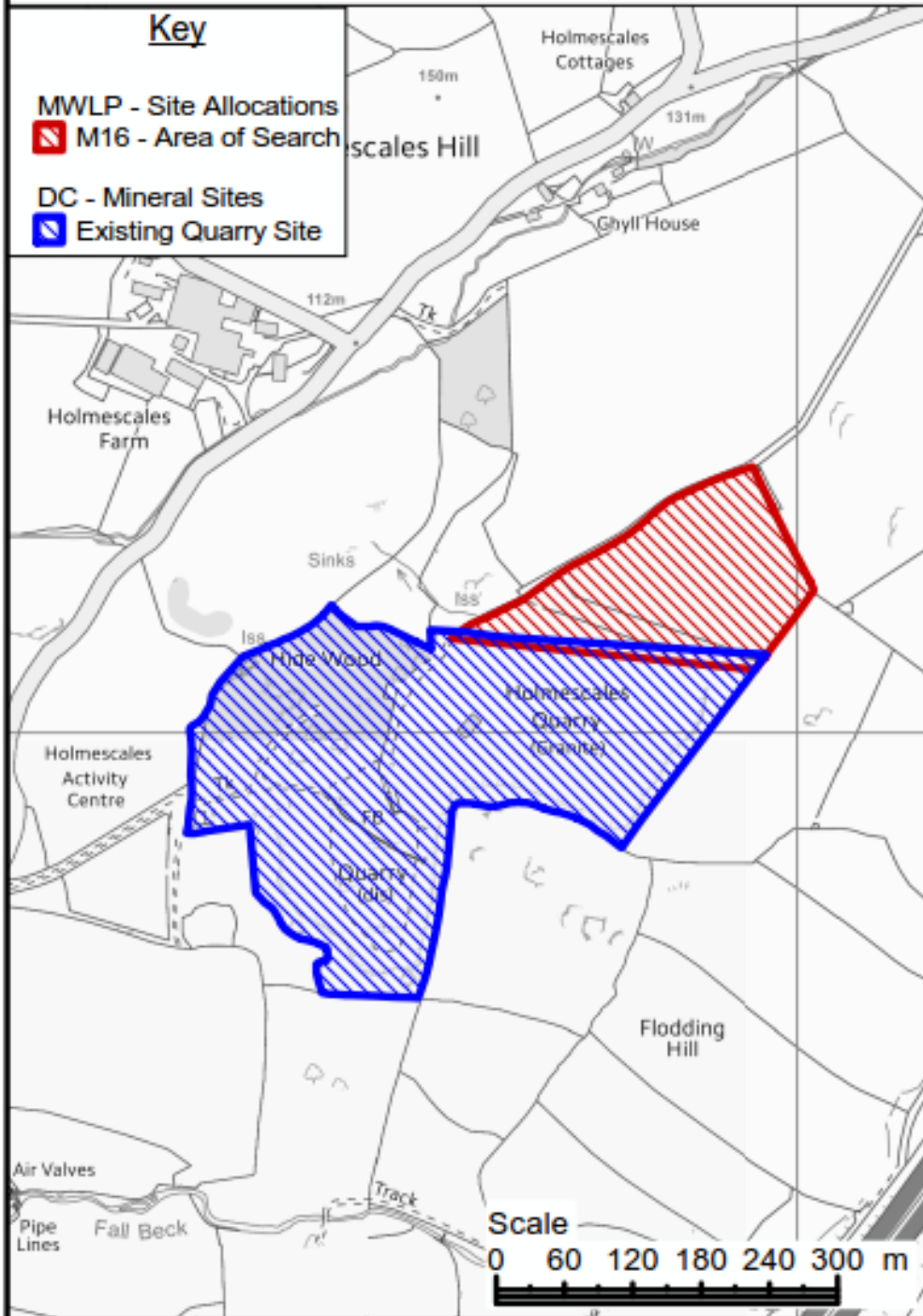
Key

MWLP - Site Allocations

 M16 - Area of Search

DC - Mineral Sites

 Existing Quarry Site



Scale
1:10000

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MINERALS SITE SCORING MATRIX

M16 Holmescales Quarry, Old Hutton, Kendal

Site selection criteria	Description/ Characteristic	Comment/explanation/ issues	Score
1. Accessibility	Access to existing rail facilities		
	Access to existing primary road network		xx
	Potential for rail access		xx
	Access to proposed primary road network		
	Good local road accessibility		x
2. Sequential approach	Existing quarry operations		
	Mothballed or dormant site		
	Greenfield		x
3. Deliverability	No owner objection		✓ ✓
	Owner objection exists		
4. Flood risk	Zone 1 or no flood risk		✓ ✓
	Zone 2		
	Zone 3a		
	Zone 3b (functional floodplain)		
5. Other land uses	Conflict unlikely with other land use		✓ ✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres		
	Houses within 250 metres	1 residential property within 250m	x
7. Environmental assets	European/national sites, species or habitats		
	Potential to enhance		
	No impact		
	Indirect adverse (site outside designated area)	Important great crested newt habitat adjacent to existing quarry	?
	Direct adverse (site within designated area)		
	Local sites or priority species/habitats		
	Potential to enhance		
	No impact	LGS (RIGS) in existing quarry	?
	Requires mitigation/compensation measures - indirect adverse (site outside designated area)		
	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		✓ ✓

	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	Continued supply of aggregates to the regional economy and safeguarding direct jobs	✓ ✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***		✓ ✓
	Conflict with safeguarding procedures/zones		

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
- 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
- DC21 Protection of soil resources
- DC22 Restoration and afteruse
- SAP4 Areas for minerals

Mitigation/change proposed in Sustainability Appraisal:

Use of best practice mitigation measures, in combination with excavation below ground-level, should address most of the generic impacts resulting from re-opening of this site, and the comments above identify the more specific survey and mitigation requirements needed to address possible groundwater and inevitable traffic impacts.

Summary of overall assessment:

The potential to supply high-quality roadstone for the county and wider regional market gives this allocation an overall positive assessment. Adverse impacts such as those from road traffic on properties in narrow roads along the access routes to the site, and possible impact of groundwater changes on a protected species nearby, would be addressed at any planning application stage.

Site Assessment score: ✓ positive

M30 Roan Edge Quarry, New Hutton

Land adjacent to this high specification roadstone quarry is identified as an Area of Search for its extension in Policy SAP4.

Considerations

Roan Edge Quarry produces high skid resistance roadstone for a regional market and there are concerns that former regional policy restrictions on quarries in the Yorkshire Dales National Park may put increased pressure on Cumbrian quarries, particularly this one.

The existing quarry has permission until 2038, having extended the expiry date and added considerably to its reserves with a planning permission granted in 2008. However, the 2014 Local Aggregates Assessment identified a need for further provision towards the end of the Plan period.

Access to the strategic road network is excellent, as this quarry is next to the M6 motorway junction 37.

The re-routing of the public right of way, that follows the existing quarry boundary, and landscape and visual impact, especially of spoil heaps, would be considerations at planning application stage.

Environmental assets

Killington Reservoir County Wildlife Site (CWS) is 260m away, on the other side of the M6 motorway; an area of calcareous grassland UK Priority Habitat lies 460m away and one of heathland is 900m away; Firbank Fell CWS lies 940m away; Hutton Park Mire CWS is 950m; Brundrigg Moss CWS is 1.2km; Lily Mere & New Park Mosses CWS and Lambrigg Tarn & Fell CWS are both 1.4km away.

The **Habitats Regulations Assessment** will need to consider whether this site is likely to adversely affect the integrity of the River Kent SAC.

A bridleway is adjacent to the west of the existing quarry, between it and the proposed area.

Enhancement potential

Potential for habitat creation/enhancement

Flood map zone

No identified flood risk

Safeguarding

The site lies within the Kendal-Lancaster Canal safeguarding area

Agricultural Land Classification

Grade 5 - less than 20% likelihood that this is Best and most Versatile land

Landscape Character Area

Sub-type 11b – upland fringes, low fells

Sequential approach

Existing quarry operations

Summary of comments from previous consultation stages

It was broadly acceptable to the highway authority.

The parish council expressed no objection to the proposal, providing that when work takes place at the site, the public footpath through it is moved to the east and the area is securely fenced.

A large area of land is taken up by spoil heaps – any further expansion could exacerbate the problem; the height of the spoils is also a concern; quarrying can lower and affect the skyline;

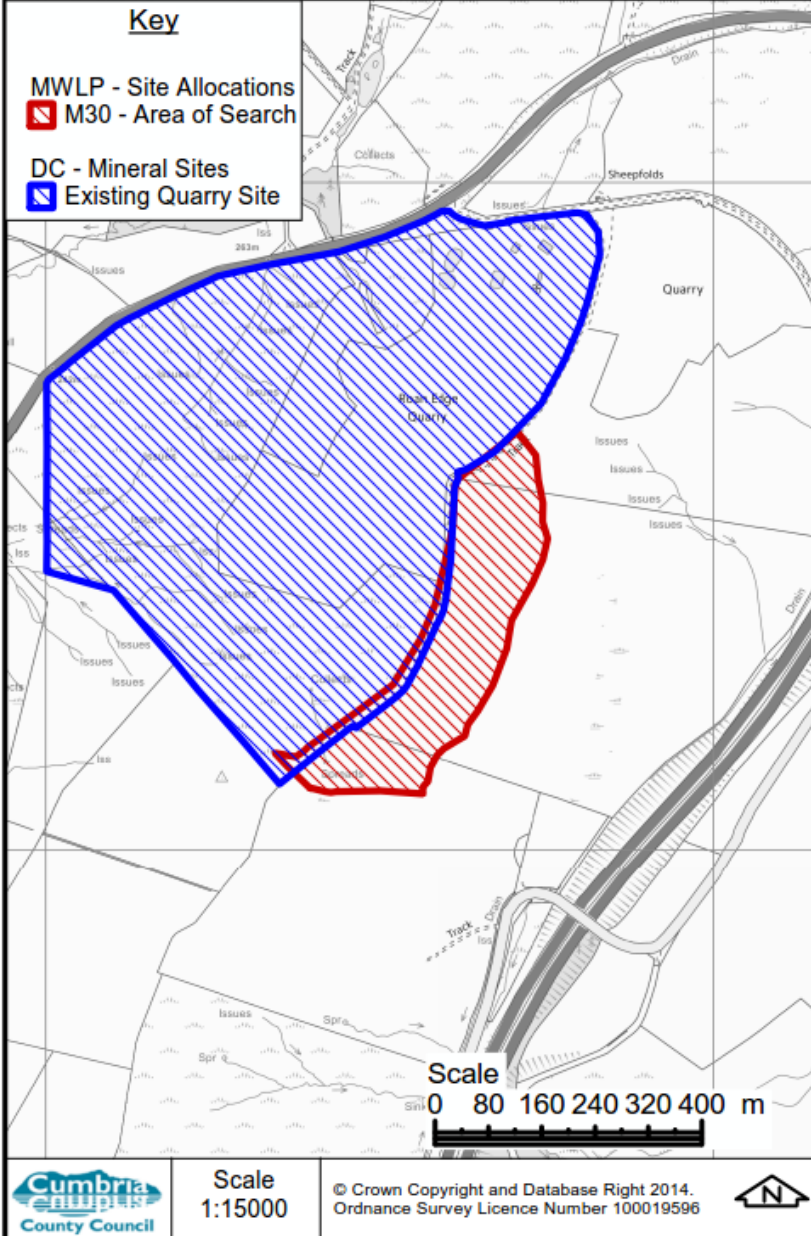
Summary of comments from spring 2015 consultation

Object on the basis that the proposed extension area will break the ridge line, leading to views into the quarry from the east. Note that much of the land to the east lies within the identified extension area for the Yorkshire Dales National Park, raising concerns that this proposal would have a damaging impact on a landscape of national importance and its setting.

Location of nearest sewer should be confirmed, as it may be a remote site.

Support this allocation, subject to appropriate re-routing of the footpath and careful management of visual impacts.

M30 - Roan Edge Quarry, near New Hutton



MINERALS SITE SCORING MATRIX

M30 Roan Edge Quarry, New Hutton

Site selection criteria	Description/Characteristic	Comment/explanation/issues	Score
1. Accessibility	Access to existing rail facilities		
	Access to existing primary road network	Adjacent to M6 junction 37	✓ ✓
	Potential for rail access	No potential	XX
	Access to proposed primary road network		
	Good local road accessibility		
2. Sequential approach	Existing quarry operations	Existing operational quarry	✓ ✓
	Mothballed or dormant site		
	Greenfield		
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	No conflict identified	✓ ✓
	Conflict likely with other land use		
6. Proximity to housing	No houses within 250 metres		✓ ✓
	Houses within 250 metres		
7. Environmental assets	European/national sites, species or habitats		
	Potential to enhance		
	No impact	No impact identified	✓
	Indirect adverse (site outside designated area)		
	Direct adverse (site within designated area)		
	Local sites or priority species/habitats		
	Potential to enhance	Potential for habitat creation/enhancement	?
	No impact	County Wildlife Site (Killington Reservoir) is 260m away on the other side of the motorway; a bridleway runs between M30 and the existing quarry	✓
	Requires mitigation/compensation measures - indirect adverse (site outside designated area)		
	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 = upland fringes, low fells	✓ ✓
	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	Continued supply of aggregates to the regional economy and safeguarding direct jobs	✓ ✓
	Demonstrable adverse impact on inward investment		
10. Safeguarding	Not affecting safeguarding procedures/zones***		
	Conflict with safeguarding procedures/zones	Lies in the Kendal-Lancaster Canal consultation area for British Waterways (Killington Reservoir) – impacts considered unlikely	?
<p>Relevant MWLP policies:</p> <p>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 SP17 Monitoring and enforcing planning control DC1 Traffic and transport DC2 General criteria 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 DC21 Protection of soil resources DC22 Restoration and afteruse SAP4 Areas for minerals</p>			
<p>Mitigation/change proposed in Sustainability Appraisal</p> <p>Use of best practice mitigation measures, in combination with excavation below ground-level, should address most of the generic impacts resulting from extension of this site.</p>			
<p>Summary of overall assessment:</p> <p>This site is identified as an Area of Search for an important source of high specification roadstone. It has direct access to the M6 motorway. The public bridleway between this site and the existing quarry, plus visual impact, would be issues for a planning application.</p> <p>Site Assessment score: ✓ ✓ very positive</p>			

OTHER SITES IN SOUTH LAKELAND THAT HAVE BEEN CONSIDERED

SL1A Kendal Fell Quarry, Kendal

Reason for withdrawal: This site (the quarry floor) has been removed from the Plan because the landowner has other plans for the area. An area of land adjacent to this quarry has been allocated in the Plan as SL1B for an HWRC.

General

The site is a disused limestone quarry that had been proposed for waste management use by the previous lessee. It is mostly within the Lake District National Park, and had had been allocated for waste management use, in both the LDNPA and SLDC Local Plans.

Summary of comments from previous consultation stages

Supported as a Green Resource Park in principle, if based on the Best Practical Environmental Option, and acknowledged that waste management uses would provide some employment. Mitigation of traffic impacts were seen to be a key consideration, together with other impacts, including noise and pollution.

Broadly acceptable to the highway authority.

Advice should be sought on archaeological mitigation.

The Environment Agency stated that it is important to establish the relationship with the water table and active or passive dewatering.

Environmental assets

The Morecambe Bay Pavements SAC and the Scout & Cunswick Scars SSSI are 600m from the site; Serpentine Wood & Kendal Fell County Wildlife Site (CWS) is adjacent to the eastern edge; Cunswick Fell CWS is 550m away, Cunswick & Park Spring Woods CWS is 950m and Barrowfield & Honeybee Woods CWS is 1.5km; an area of calcareous grassland UK Priority Habitat is adjacent to the site, semi-natural woodland UK Priority Habitat is 800m away and hay meadows and pastures UK Priority Habitat is 400m away.

The Northern Brown Argus, Small Heath, High Brown and Small Pearl-bordered Fritillary butterflies have all been recorded on both the nearby golf course and Scout Scar. Badgers have been recorded within the site. There are records of brown hares and common pipistrelle bats in the vicinity.

A public footpath runs along the eastern edge of the quarry.

There is licensed groundwater extraction close to this site.

Enhancement potential

The size of the site should enable significant habitat enhancement measures to be incorporated into a development scheme.

Information required on extent of modern disturbance - some archaeological mitigation may be needed.

Flood map zone

No identified flood risk

Safeguarding

There is an HSE safeguarding zone for the quarry

Agricultural Land Classification

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

Landscape Character Area

Sub-type 3a – open farmland and pavements

Sequential approach

This is a brownfield site in a town

SL24 Lindal former ore mill sidings, Lindal

Reason for withdrawal: The site has a history of subsidence and may be polluted by its former use related to iron ore.

General

This site has been included in South Lakeland District Council's consultations for possible development sites. It was put forward for consideration as a possible waste transfer station site. It is not a preferred site.

Summary of comments from previous consultation stages

This site would not appear to be suitable for waste treatment, given its history of subsidence, presence of underground limestone and one workshop, which may have left a legacy of pollution.

The site might also be regarded as too close to houses for waste treatment use, and would be better used for light industry, reflecting its historic use.

Environmental assets

There are several County Wildlife Sites (CWS) in the locality - Dalton and Lindal Mining Area CWS is around 725 metres away; Little Urswick Craggs, Stone Walls & Bower Wood CWS is 1.4km; Flat Woods CWS is 1.5km; and Dalton Railway Cutting CWS is 1.6km. Ancient Woodlands in the area - Heaning Wood, also semi-natural woodland UK Priority Habitat, is 920m away; Flat Woods is 1.5km and Bower Wood is 1.6km. An area of calcareous grassland UK Priority Habitat is 1.6km away.

There are records of badgers, noctule bats and brown hares in the vicinity.

National cycle route 72 runs adjacent to the north west boundary of the site.

Enhancement potential

Potential for habitat creation/enhancement.

Information needed on historic industrial remains - mitigation may be required.

Flood map zone

No identified flood risk

Safeguarding

The site is not within a safeguarding area, but the Ulverston to Barrow Transco gas pipeline runs 330m away; the Green Lane former landfill site is 150m away

Agricultural Land Classification

Grade 3 - less than 20% likelihood that this is Best and Most Versatile land

Sequential approach

Although this is described as former sidings, the use was so long ago that the site should be regarded as greenfield; it is not at a town or Key Service Centre

SL25 Roan Edge landfill, New Hutton

Reason for withdrawal: It has proved difficult to develop the site in an environmentally acceptable way and it is difficult to see how an extension could be developed satisfactorily in this sensitive location.

General

This site is an inert landfill and recycling site used by the main construction, demolition and excavation waste contractor in the south of the county. An extension to the site was put forward for consideration. The site is well located next to junction 37 of the M6 and its visual and landscape impacts have been recently mitigated. The recent planning permission to increase the capacity of the site required an amount of quarrying to create a void.

An extension is not a preferred site.

Environmental assets

There are a number of County Wildlife Sites (CWS) in the locality - Killington Reservoir CWS is around 650m away; Firbank Fell CWS and Hutton Park Mire CWS are both around 1km; Lambrigg Tarn and Fell CWS is 1.4km; Lily Mere & New Park Mosses CWS is 1.75km; and Brundrigg Moss CWS is 1.9km away. There are two areas of UK

Priority Habitat in the area - calcareous grassland is around 1.45km distance and heathland is 1km. A Special Roadside Verge lies 850m away.

There are records of brown hares, badgers and Small Pearl-bordered Fritillary butterflies in the vicinity.

A bridleway runs to the north and west boundaries of the site.

There are several areas of open access land within 2km.

Enhancement potential

Potential for habitat creation/enhancement.

Archaeological work is not recommended.

Flood map zone

No identified flood risk

Safeguarding

The site is within a consultation area for British Waterways for development likely to affect Killington Reservoir, which feeds the Kendal-Lancaster Canal

Agricultural Land Classification

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

Sequential approach

This is greenfield and not within a Town or Key Service Centre

SL26 Near Junction 36 of M6 motorway

Reason for withdrawal: This site was suggested as a transfer/bulking station, but no area was identified.

M21 Baycliff Haggs Quarry, Baycliff, Ulverston

Reason for withdrawal: Baycliff Haggs is within a Limestone Pavement Order and it is considered that the issues of a small extension need to be addressed through the planning application process. It is not, therefore, identified as a preferred site.

General

There is no doubt about the importance of this and the Kirkby slate quarries, they are an integral part of the operations of what is probably Cumbria's largest mineral operator, in terms of employment. It falls within the limestone Mineral Safeguarding Area.

Summary of comments from previous consultation stages

Provision of Preferred Areas to extend Baycliff Haggs building stone and Kirkby slate quarries have been requested.

Environmental assets

Scales & Baycliff Haggs County Wildlife Site (CWS), which is also subject to a Limestone Pavement Order, falls within part of the site; Morecambe Bay SAC, SPA, Ramsar and SSSI all lie 1km away; Birkrigg Common Limestone Karst Regionally Important Geomorphological Site (RIGS) is 1.2km; Birkrigg Common CWS is 1.3km; Sea Wood Ancient Woodland, which is also semi-natural woodland UK Priority Habitat, is 1.4km; Mere Tarn CWS is 1.5km; Wellhouse Wood CWS is 1.7km; and Urswick Site CWS is 1.8km away.

Enhancement potential

Potential for habitat creation/enhancement.

There are archaeological remains in the vicinity - mitigation may be required.

Flood map zone

No identified flood risk

Safeguarding

No safeguarding issues identified

Agricultural Land Classification

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

Sequential approach

Existing quarry operations

M25 Stainton Quarry, Stainton with Adgarley

Reason for withdrawal: Existing quarry producing high purity limestone and aggregates, with a life beyond the Plan period. No need to be included as a preferred option.

Summary of comments from previous consultation stages

Although the planning permission does not expire until 2042, this is subject to periodic reviews and an application for the determination of new conditions is expected to be submitted, with an environmental statement, before the end of 2009. It is suggested that the quarry is included as a Preferred Area, at least until the forthcoming application is determined.

Environmental assets

Stainton Quarry and Bolton Heads Pavement County Wildlife Site falls partially within the site. Little Urswick Crag, Stone Walls Wood and Boxer Wood Ancient Woodland lies 675m away. Bolton Heads and Stainton Quarry Limestone Pavement Order falls partially within the site. UK Priority Habitat - calcareous grassland - lies 675m away.

Dalton Conservation Area lies 1.2km from the site.

National Cycle Route 72 runs adjacent to part of the NW boundary of the site. A bridleway runs through the site and a public footpath runs through the north of the site.

Enhancement potential

Potential within a restoration scheme

Flood map zone

No flood risk identified

Safeguarding

No safeguarding issues identified

Agricultural land classification

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

Sequential approach

Existing quarry operations

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)

- SL2 Station Yard, Milnthorpe - not compatible with owner's intentions and shortage of employment land in the area
- SL3 Holme Park Quarry – too environmentally sensitive
- SL4 Millness, Crooklands - mistakenly thought to be unused land
- SL5 Dockray Hall Industrial Estate, Kendal - gone before Issues & Options 2006
- SL6 Shap Road Industrial Estate, Kendal - gone before Issues & Options 2006
- SL7 Westmorland Business Park, Kendal - gone before Issues & Options 2006
- SL8 Mint House, Gillthwaiterigg Lane - gone before Issues & Options 2006

- SL9 Quarry Lane, Storth - gone before Issues & Options 2006
- SL10 Cross Lane, Ulverston - gone before Issues & Options 2006
- SL11 Low Mill Tannery, Ulverston - committed to other development
- SL12 Moor Lane, Flookborough - highway/pedestrian safety issues and impact on tourism/other adjacent uses
- SL13 Crakeside Business Park, Greenodd - gone before Issues & Options 2006
- SL14 Shenstone House, Kendal - gone before Issues & Options 2006
- SL15 Kirkby Motors, Kirkby Lonsdale - gone before Issues & Options 2006
- SL16 Fall Beck, Gatebeck - gone before Issues & Options 2006
- SL17 Allithwaite Road, Grange - gone before Issues & Options 2006
- SL18 Tram Lane, Kirkby Lonsdale - gone before Issues & Options 2006
- SL19 Grisleymires Lane, Milnthorpe - already committed to other development
- SL20 Station Road, Kendal - gone before Issues & Options 2006
- SL21 adjacent to Schweppes, Mintsfeet Road - gone before Issues & Options 2006
- SL22 North Lonsdale Road, Ulverston - gone before Issues & Options 2006
- SL23 Whinfield Farm, Lindal in Furness - no specific boundaries given
- M9 Roan Edge Quarry - gone before Issues & Options 2006
- M14 Kirkby Slate Quarry - gone before Issues & Options 2006