1. Introduction

1.1.1 Kirklees Council contracted GMGU, part of the Urban Vision Partnership to assist in the development of the Minerals component of the Kirklees Local Development Framework (LDF). For this reason, GMGU have been undertaking an assessment of industry submitted sites for future minerals allocations.

1.1.2 The aims of the study are set out below:

Assessment of potential areas for future mineral working

(a) To assess the suitability of mineral sites proposed by the industry for potential future mineral working.

(b) Assessment of the operators' needs for the minerals up to 2026 in line with national requirements set by MPS1.

(c) Assessment of the suitability of sites in the context of national policy guidance

Assessment of proposed minerals safeguarding areas (MSAs)

(a) Assess the operator's proposed areas for safeguarding with respect to the criteria indicated in MPS1.

1.1.3 This report presents the findings off this work, and conclusions on the potential suitability of the sites submitted for inclusion within the Kirklees LDF.

1.2 Background

1.2.1 Minerals such as crushed rock aggregates, sand, gravel and clay are the essential raw materials that underpin development of the built environment. Policy and plans including the Regional Spatial Strategy (RSS) for Yorkshire and the Humber (2004) formerly RPG 12, now under review, will ensure construction activity will continue.

1.2.2 Managing the supply of minerals effectively and sustainably through the planning system is essential to ensure primary resources for future generations. It will also serve to minimise the potential environmental impact of such developments which include harmful emissions caused by road haulage and their effects on climate change. Effective management of minerals supply as part of a holistic resource plan can stimulate economic growth, resulting in improved quality of life for communities, increasing local employment opportunities and

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prosperity.

1.2.3 Since the Kirklees Unitary Development Plan was published in 1999 (pre-dating the review of Minerals Planning Guidance Notes and the changes to the planning system), the development plan system in England has been completely overhauled and new national minerals planning policy have been published. In light of this, there has been a need to review the existing minerals planning policy framework in Kirklees to ensure that new aims and objectives are met.

1.2.4 Kirklees, as the Minerals Planning Authority (MPA), are required to plan for minerals within their administrative boundary in line with Minerals Policy Statement 1: Planning and Minerals (MPS1). Existing minerals policies in the Kirklees UDP identify minerals resources to a limited degree and these cover potential extension areas and safeguarding areas.

1.2.5 Minerals Planning Statement 1 (MPS1) requires Minerals Planning Authorities (MPAs) to identify areas for a number of minerals activities, ranging from primary minerals extraction to reprocessing and sorting of secondary aggregates, and this must form a key component of the developing LDF for Kirklees.

1.2.6 To ensure the objectives of MPS1 are achieved within Kirklees, the LDF team undertook a call for sites exercise at the end of 2007. This exercise sought to gain information from the minerals industry on potential areas of search, site specific allocations, preferred areas and minerals safeguarding areas.

1.2.7 The focus of this study is to assess the information submitted by industry to determine whether or not this is suitable for identification within development plan documents (DPDs) which will ultimately form the LDF, and if so what category such a site should be given in line with the requirements of MPS1.

1.2.8 Any sites identified should form part of the Site Allocations DPD and supplemented by policies within the development management DPD or Core Strategy if sites are being identified in this document, but ultimately this will depend on how Kirklees is taking forward the development of Minerals within their LDF.

2 Policy

2.1.1 The English planning system operates under the 2004 Planning and Compulsory Purchase Act. A full review of plans and policies which impact upon minerals planning is included in Appendix 2. The following presents a summary of the key planning issues for identifying and safeguarding minerals sites in Kirklees.

2.1.2 National planning guidance is set out through a series of Planning Policy Guidance Notes, which are being progressively replaced by Planning Policy Statements (PPS) under the 2004 Act. PPS1: Delivering Sustainable Development contains the overarching planning policies for the delivery of sustainable development through planning. The importance of the prudent use of natural resources, through efficiency of use of non-renewable resources and the use or reuse of existing resources is a key element of PPS1 which has an impact on minerals planning.

2.1.3 The Government recognises the unique issues surrounding minerals planning through a separate series of national policy documents. These are known as Minerals Planning Guidance Notes, some of which have been updated and replaced under the 2004 Act by Minerals Policy Statements (MPS) and accompanying companion guides.

2.1.4 National policy recognises the important role minerals play in the prosperity of the nation and the quality of life of its residents. A central tenet of this is the creation of sustainable communities with an *"adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs"*[1].

2.1.5 Key national planning policy has been reviewed as part of this study, this includes:

- PPS1: Delivering Sustainable Development
- MPS1: Planning and Minerals, including relevant annexes
- MPS2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England
- National and Regional Guidelines for Aggregates Provision in England 2001 – 2016

2.2 Mineral Safeguarding Areas (MSAs)

2.2.1 One of the key requirements of MPS1 is that planning authorities should define Mineral Safeguarding Areas (MSAs) in Local

[1] DCLG (2006) MPS1

Development Documents to prevent needless sterilisation of resources. MPS1 recognises that the planning system has an important role to play in safeguarding proven deposits of minerals which are, or may become, of economic importance within the foreseeable future.

2.2.2 BGS[2] have defined MSAs as "areas of known resources that are of sufficient economic or conservation value (such as building stone) to warrant protection for generations to come".

2.2.3 The purpose of an MSA is not to preclude automatically other forms of development, but to make sure that minerals resources are adequately and effectively considered in land use planning decisions. Unitary authorities must include such policies in their LDF to safeguard mineral resources in order to alert applicants for planning permission of the potential existence of valuable mineral resources.

2.2.4 It is important that MSAs are identified in the Kirklees LDF alongside areas of search, preferred areas and site specific allocations to ensure that areas of potential for future minerals development do not become sterilised. MPS1 states that MSAs should be identified on the proposals map accompanying site allocations DPD or other DPD where sites are identified. They should also be supported by a development management policy on safeguarding to avoid incompatible development occurring close to the MSA that may lead to sterilisation of a resource. In addition, policies on prior extraction within safeguarded areas may also need to be considered.

2.3 Areas for future minerals working

2.3.1 MPS1 requires MPAs to provide for the future supply of minerals through identification of resources which could take the form of "**Specific sites**" (this may include existing operations), "preferred areas" or "areas of search", and these should be supported by policies to provide clear guidance to operators on where minerals extraction is most likely to be acceptable.

2.3.2 The information submitted by industry best fits the description of "specific sites" i.e. sites where known viable minerals are known to exist and where landowners are supportive of minerals development taking place. Such sites are likely to be submitted by industry/minerals operators early in the process of plan preparation as in this case. However it may also be appropriate to consider the designation of preferred areas.

2.3.3 Preferred areas are also areas of known resources where planning permission might be reasonable anticipated, in practice, there may be little to distinguish between specific sites and preferred areas, therefore

[2] A guide to minerals safeguarding in England: October 2007

MPAs will need to decide whether they wish to make or maintain this distinction. Preferred areas may also include operations associated with extraction, i.e. tipping of mineral waste and processing.

2.3.4 For the purpose of this study, we have assumed the submissions, if taken forward would be identified as site specific as this fits the profile of the information submitted by industry as it is focused on specific sites, rather than proposing a defined area.

3. Mineral Activity in Kirklees

3.1 Chapter 6 of the Kirklees UDP currently provides the existing policy base for minerals extraction and development; in addition it also provides the following summary of the geology of Kirklees and type of minerals occurring here.

> "The occurrence of minerals in Kirklees is a consequence of its carboniferous geology; successive outcrops of sandstone, gritstones, shales, mudstone and coal measures. Pipeclay, brickclay and dimension stone are quarried together with a small amount of sand and gravel. Pipeclay extraction in Kirklees is of national significance and the local dimension stone industry is of regional significance. The entire District east of Huddersfield lies within the exposed Yorkshire coalfield. Underground extraction of coal has ceased with the exception of a small private sector coal mine. There has been little opencast coal mining in the past decade but significant reserves of coal workable by both methods remain."

3.2 The sites submitted by industry which are being assessed are for future development of clay and/or sandstone. Appendix 4 provides a detailed map of the geology of Kirklees and shows how the proposed sites relate to this information.

3.3 The need for primary aggregates is identified through apportionments which are agreed by the Regional Aggregate Working Party, which for Kirklees is the Yorkshire and Humberside RAWP. Kirklees contributes to the apportionment requirements of West Yorkshire in regards to sand and gravel and crushed rock. Currently there is a shortfall in sand and gravel provision and the landbank identified does not meet the 7 year supply requirements, however for crushed rock the landbank has a supply of 37 years, therefore there is no foreseen need for additional quarries in this area just for the provision of crushed rock aggregate.

3.4 The sites proposed by industry for future minerals working or safeguarding are generally for building stone and clay for which no specific regional need has been identified, and demand is led by business need. Crushed rock will also be a by-product of some

building stone quarries although there is currently no specific need identified during the plan period.

4 Assessment of future minerals supply in Kirklees

4.1 Methodology

4.1.1 An initial evidence gathering exercise was undertaken. This took the form of a desk-based assessment of the proposed sites using a sieve mapping exercise through GIS to establish the nature and distribution of minerals in relation to geological resources and potential development constraints (e.g. environmental impacts, access and services).

4.1.2 Sites were then assessed against relevant national, regional and local policies, which also looked at the need for the site minerals in relation to existing land banks as well as current and projected demand as identified through the apportionments allocated by the Yorkshire and Humber RAWP for Kirklees where appropriate.

4.1.3 The operators' proposed areas for mineral safeguarding were assessed against the criteria indicated in MPS1 and the BGS document 'A guide to mineral safeguarding in England' (October 2007). In addition, appropriate buffers were identified for sites in line with the BGS guidance where relevant with modifications to reflect local circumstances.

4.1.4 Following completion of the evidence gathering exercise, a more detailed site assessment was carried out. Each of the proposed sites was visited and a detailed sites assessment form completed. The site visit took the form of a site walk over to assess potential visual impact of the proposal, highways impacts and effect on local amenity.

4.1.5 In addition to site visits a number of key agencies were contacted to gain their opinion on the proposed sites for extension and safeguarding, these included United Utilities, Environment Agency, Natural England and English Heritage. Responses were received from United Utilities only, and this information has been included on the site assessment sheet for each proposal. Due to the limited time constraints not all of the statutory consultees have responded fully to enable their assessment to be included within this report. It is therefore recommended that Kirklees consult with these Authorities in detail on any sites they propose to take forward to form part of the LDF during future consultation exercises.

4.2 Site appraisal summary

4.2.1 The following section presents a summary of the conclusions from the site appraisal process. A more detailed analysis on each site can be found in Appendix 3, and accompanying maps in Appendix 4.

4.2.8 **Site Name:** Appleton Quarry 'copse' **Map No 6 (Site 1)**

Summary Recommendation

This small site of less than 1 hectare site is an anomalous circle of trees in the middle of an active quarry. The benefits of allocating this site are that it would reduce environmental disturbance, be a more efficient use of mineral resources and be able to provide a comprehensive restoration plan for the whole site. Although a careful assessment of the amenities, and subsequent mitigation measures, of the occupiers of the residential dwelling on Piper Well Lane would need to be made at the application stage along with an ecological assessment of the existing trees on site, it is recommended that this area is allocated as an extension to Appleton Quarry.

4.2.9 **Site Name:** Eastern extension to Appleton Quarry **Map No 6 (Site 2)**

Summary Recommendation

This is a further small extension of just over 1 hectare to the east of Site 1 and would be a continuation of existing quarrying activities at Appleton Quarry. The site is a low quality agricultural field which is raised higher than the A629 to the east. To the south is Cumberworth Lane and views into this site could be easily screened by extending the screening bund eastward from the existing quarry. There are no long distance views into this site.

Although, as with all sites, any impact on the amenities of the nearest noise and dust sensitive properties would need to be assessed at the application stage, it is recommended that the site is allocated as an extension to Appleton Quarry.

4.2.10 **Site Name:** Southern Extension to Appleton Quarry **Map No 6 (Site 3)**

Summary Recommendation

This large extension proposal is considered sufficient to provide approximately 20 years supply of Blockstone which would take the allocation beyond the current plan period to 2026. Although there will be some views into the site it is considered that sympathetic screening and sensitive working would enable this valuable resource to be preserved and as a result it is recommended that the site is allocated as a proposed extension area

5 Conclusions & Next Steps

5.1 A total of 13 submissions were received from industry and assessed as part of this report. This equated to 17 proposals. Of the 17 proposals, 10 were for extensions to existing sites, 5 for allocation as MSAs and 2 to retain their status to allocation as existing minerals sites (active quarries).

5.2 Out of the 10 proposals for extensions, it is recommended that only 3 of these are taken forward as submitted, and a further site (Hill House Edge) included an amendment of the site boundary with an additional MSA area created on either side of the amendment. This is proposed to protect the potential resource from non minerals development and potential sterilisation. The remaining 5 are deemed unsuitable for reasons set out in Appendix 3.

5.3 All sites proposed as MSAs are considered suitable, however amendments to the boundaries of 3 sites are required, again this is set out in Appendix 3. An additional MSA area is proposed for Hill House Edge on part of the area proposed for extension; this is set out in Appendix 3 and supported by a detailed map in Appendix 4.

5.4 The 2 sites requesting change of status as active quarries are recommended for approval as this simply reflects either a change in status or maintains continuity since the publication of the UDP in 1999.

5.5 The need for minerals in the Region is identified by the RAWP, the area of Kirklees assists with the contribution made by West Yorkshire (see Table 1, appendix 3). The area of West Yorkshire is required to provide 1.1mt of crushed rock a year. There are 6 existing quarries which contribute to this production, however their main product is building stone, with aggregate being a by- product of this. The sites put forward by industry are associated with the 6 existing quarries.

5.6 It is anticipated that the information presented within this report can be used to inform the decision of Officers from Kirklees on the inclusion of sites and development of policies for minerals within the developing LDF.

Appendix 2: Policy review

National Policy

Minerals Policy Statement 1: Planning and Minerals

The Government recognises the unique issues surrounding minerals planning through a separate series of national policy. These are known as Minerals Planning Guidance Notes, some of which have been updated and replaced under the 2004 Act by Minerals Policy Statements (MPS) and accompanying companion guides.

National policy recognises the important role minerals play in the prosperity of the nation and the quality of life of its residents. A central tenet of this is the creation of sustainable communities with an *adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs*[3].

The Government's objectives for planning and minerals are set out within MPS1, which was published in 2006 and replaces MPG1. MPS1 contains four annexes on specific minerals, Annex 1: Aggregates replaces the old MPG6.

MPS1 recognises the contribution of minerals to the prosperity of the nation, not least in helping to create and develop sustainable communities. The Government's objectives for mineral planning are:

- to ensure, so far as practicable, the prudent, efficient and sustainable use of minerals and recycling of suitable materials, thereby minimising the requirement for new primary extraction;
- to conserve mineral resources through appropriate domestic provision and timing of supply;
- to safeguard mineral resources as far as possible;
- to prevent or minimise production of mineral waste;
- to secure working practices which prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals;
- to protect internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in the exceptional circumstances detailed in paragraph 14 of this statement;
- to secure adequate and steady supplies of minerals needed by society and the economy within the limits set by the environment, assessed through sustainability appraisal, without irreversible damage;

[3] DCLG (2006) MPS1

- to maximise the benefits and minimise the impacts of minerals operations over their full life cycle;
- to promote the sustainable transport of minerals by rail, sea or inland waterways;
- to protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration, and to safeguard the long-term potential of land for a wide range of after-uses;
- to secure closer integration of minerals planning policy with national policy on sustainable construction and waste management and other applicable environmental protection legislation; and
- to encourage the use of high quality materials for the purposes for which they are most suitable.

MPS1 states that minerals planning authorities should define **Mineral Safeguarding Areas** (MSAs) in Local Development Documents to prevent needless sterilisation of resources. In October 2007 BGS published *A guide to mineral safeguarding in England,* which is designed to complement the advice given in MPS1 and provides a methodology for delineating MSAs.

Regional Policy

Regional Spatial Strategy for Yorkshire and Humber

Prior to the 2004 Act, planning policy at the regional level was provided through Regional Planning Guidance (RPG). RPG 12 automatically became the RSS for Yorkshire and Humber and was published in December 2004. A revised RSS - The Yorkshire and Humber Plan - is in draft form and was examined by a Panel appointed by the Secretary of State in September / October 2006. It is anticipated that the Revised RSS will be published in May 2008.

The central theme for regional minerals planning set out in the revised RSS is that minerals should be safeguarded from sterilisation by other forms of development and that there should be a steady supply. In addition, the use of recycled and secondary aggregates should be maximised where possible. MPAs should make provision to meet the sub-regional apportionment of minerals[4], which are informed by RAWP and set out within RSS.

Regional Aggregate Working Party

The Yorkshire and Humber Region Aggregates Working Party (RAWP) is a body on which the Yorkshire and Humber minerals planning authorities, the extractive industries and central government are represented. RAWPs were established in the 1970s to collect data on the production of aggregates. An annual monitoring survey is conducted by the RAWP and the results are

[4] For further information on this see 'Regional Aggregate Working Party'

published each year. This survey provides information on aggregate sales and reserves for the region and calculates the landbank of aggregate reserves.

The *National and Regional Guidelines for Aggregates Provision in England* sets out the revised national and regional guidelines for aggregate provision in England for a period of 16 years. Annex 1 of MPS1 states a requirement for MPAs to make provision for the sub-regional apportionment of the current National and Regional Guidelines for land-won aggregate in the approved RSS[5]. One of the roles of the RAWP is to give further information on sub-regional apportionments.

	Guidelines for land-won production[6]		**Assumptions**		
	Land-won Sand and Gravel	Land-won Crushed Rock	Marine Sand and Gravel	Alternative Materials	Net Imports to England
Yorkshire & Humber	73	220	3	128	0
England	1068	1618	230	919	169

Table 1 National and Regional Guidelines for Aggregates Provision in England, 2001 – 2016 (Million Tonnes)

These regional apportionments are broken down further by RAWP:

	Land-won sand and gravel	**Land-won crushed rock**
North Yorkshire	42.1	140.8
- North Yorkshire CC	(42.1)	(74.0)
- Yorkshire Dales NP	-	(66.0)
- North York Moors NP	-	(0.8)
South Yorkshire	13.0	53.5
West Yorkshire	5.5	17.8
East Riding	8.3	5.3
North Lincolnshire	4.1	2.6
TOTAL	**73.0**	**220.0**

Table 2 Sub-regional Apportionment of Aggregates in the North West 2001 – 2016 (Million tonnes)[7]

Kirklees, which forms part of West Yorkshire, has no active sand and gravel quarry and the primary output from sandstone quarries in the district is of

[5] MPS1 (2006) p.14 DCLG
[6] National and regional guidelines for aggregates provision in England 2001 – 2016 (2003) ODPM
[7] Taken from Yorkshire and Humber Region Aggregate Working Party Report 2006

blockstone / building stone rather than crushed aggregate. This is reflected in the sub-regional apportionments for aggregate.

Alternatives to Primary Aggregates

MPS1 encourages the use of alternatives to primary aggregates. Targets for these alternatives are set out in the **National and Regional Guidelines for Aggregates Provision in England**[8]. For construction and demolition waste, this figure is 60Mt per annum by 2011, compared with the target set in the 1994 guidelines of 55Mt by 2006.

National data on alternatives to primary aggregates is collated and analysed by the Government[9]:

	Graded recycled aggregate	Ungraded recycled aggregate	Recycled soil (other than topsoil)	Total recycled aggregates and soil
Yorkshire and the Humber	3,071,057	2,184,463	549,951	5,805,470
England	24,032,301	18,041,797	4,364,743	46,438,841

Table 3 Regional estimate of the production of recycled aggregate and soil in England in 2005 (tonnes)

Local Policy

Kirklees Unitary Development Plan Revised 28th September 2007

Prior to the 2004 Act, Kirklees produced a Unitary Development Plan (UDPs), which contained a proposals map and Part I and Part II policies. Many of these policies have been saved for a period of three years under the Act, however, the system of UDPs is being replaced by a new folder of planning documents called the Local Development Framework.

Policy M1 of the Kirklees UDP (revised September 2007) is the strategic land use planning policy for minerals in Kirklees. It states that:

Proposals for mineral extraction, which should include measures for restoration and after-use of the site, will be considered having regard to:

I. The impact on the environment including water resources and the best and most versatile agricultural land;
II. The impact on residential amenity and highway safety; and
III. The needs of business and industry.

[8] Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005: Construction, Demolition and Excavation Waste (2007) *DCLG*

[9] Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005: Construction, Demolition and Excavation Waste (2007) *DCLG*

Kirklees Minerals Site Appraisal Form 7

Site Name **Map No 6 (Site 2)**

Eastern extension to Appleton Quarry

Location

Site is immediately East of the existing Appleton Quarry and is bounded by Cumberworth Lane to the South and Penistone Road to the East. The settlement of Shepley is approximately 1.1 km north of the site. The A629 runs along the eastern boundary of the site with the land dropping away to the north to a number of residential dwellings that adjoin the A629 as it turns to form a crossroad with the A635.

Site Area

Approximately 1.1 hectare

Allocation/Existing Use

Policy M5v11 – Safeguarded Mineral Reserve
Policies D8 – 14 - Green Belt

Minerals Safeguarding Area/Extension

Mineral extraction – extension to existing Appleton quarry

Mineral Type

Sandstone
Aggregates
Pipe Clay

Potential Yield

Sandstone (Blockstone) 40,000 tonnes - approximately 2/3 years supply
Pipe Clay 25,000 tonnes - approximately 6 months supply
Aggregates 100,000 tonnes - approximately 9 months supply

Extraction Rate

Sandstone between 15 – 20,000 tonnes per annum
Pipe Clay approximately 45,000 tonnes per annum
Aggregates – 150,000 tonnes per annum

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Nearest Mineral Site (Cumulative Impact)

Appleton and Sovereign Quarries (operated by Marshalls)

Planning Context

D8-14 Green Belt
M5 Safeguarded Mineral Reserve.

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Green Belt.

Access/Highway Safety

Access as existing off A635 Holmfirth Road
Stability of highway

Amenity

There is a potential impact on the amenity of residential properties to the north-west of site and the Caravan sales site further to the north west of site. However Residential land slopes away forming a steep bank which would mitigate views into site.

Visual Impact

The topography of the site would allow for mitigation measures such as bunding and extending the existing perimeter planting to screen any future mineral working.

Restoration

Low level tree planting as no backfill permitted.

Water Quality

There are no known issues regarding water quality.

Floodplain

The site is not within a river floodplain. However, as the site is in excess of 1 hectare in size, a Flood Risk Assessment (FRA) will need to be undertaken

Ecology

No statutory nature conservation designation on this site.

Rights of Way

None

Archaeology

West Yorkshire Archaeological Advisory Service have provided an initial assessment which confirms that there are no known significant below-ground archaeological implications.

Negative Sustainability Factors to be addressed in planning applications

Impact on the amenity of nearest sensitive properties with regard to noise and dust

Stability of the highway

Positive Sustainability Factors

Known mineral resource
Extension to existing quarry

Assessment

This is a further small extension of just over 1 hectare to the east of Site 1 and would be a continuation of existing quarrying activities at Appleton Quarry. The site is a low quality agricultural field which is raised higher than the A629 to the east. To the south is Cumberworth Lane and views into this site could be easily screened by extending the screening bund eastward from the existing quarry. There are no long distance views into this site.

Although, as with all sites, any impact on the amenities of the nearest noise and dust sensitive properties would need to be assessed at the application stage, along with an assessment of the stability of the highway if extraction were to take place, it is recommended that the site is allocated as an extension to Appleton Quarry.

Kirklees Minerals Site Appraisal Form 8

Site Name **Map No 6 (Site 3)**

Southern Extension to Appleton Quarry

Location

The proposed extension area is located approximately 1.2km South of Shepley and directly south of the existing Appleton Quarry. The site is bounded to the north by Park Head Lane, to the west by Dearne Dike Lane to the South by the River Dearne and Rusby Wood with the settlement of Birds Edge some 150 metres beyond the eastern boundary. Access to the site would be via the existing quarry.

Site Area

Approximately 24 hectares

Existing Use

Agricultural land

Minerals Safeguarding Area/Extension

Extension Area

Mineral Type

Sandstone (Blockstone)

Potential Yield

Approximately 250,000 tonnes – 20 years supply

Extraction Rate

12,000 t/pa

Nearest Mineral Site (Cumulative Impact)

Sovereign Quarry (operated by Marshalls) is approx 700m north west of site.

Planning Context

D8 – 14 Green Belt

SITE PLANNING REQUIREMENTS

Environmental

The site is located within the Green Belt.

Access/Highway Safety

Access to the site would be from Appleton Quarry to the north but, due to restoration timescales and subsequent inability to tunnel under the Park Head Lane, it is likely that access would be from the highway. If restoration of Appleton Quarry would not allow the option of a tunnel under Park Head Lane consideration would need to be given to the local network which is considered to be good and serves a number of quarries in the area. The preferred access would be from Dearne Dike Lane which would allow extensive visibility displays and be preferable to a site access over Park Head Lane due the proximity of Dearne Grange on Park Head Lane.

Amenity

There are a number of isolated farms to the south-east of site although these would not have views into any operations. Noise and dust may need to be ameliorated to protect the residents of Birds Edge from any adverse impact.

Visual Impact

The topography of the site allows for the mitigation of the site from the nearest properties at Birds Edge.

Restoration

Not stated but likely to be agricultural

Water Quality

The River Dearne runs along the southern boundary of the proposal site. Rusby water treatment works lie beyond woodland further to the south.

Floodplain

The site is not within a river floodplain. However, as the site is in excess of 1 hectare in size, a Flood Risk Assessment (FRA) will need to be undertaken.

Ecology

No statutory nature conservation designation on this site.

Rights of Way

None

Archaeology

West Yorkshire Archaeological Advisory Service has provided an initial assessment which confirms that there are no known significant below-ground archaeological implications.

Negative Sustainability Factors to be addressed in planning applications

Impact on water course to the south of the site
Impact on woodland wildlife feed habitats
Amenity impact (Noise, dust) on the residents of Birds Edge

Positive Sustainability Factors

Close proximity to existing Appleton Quarry

Assessment

This large extension proposal is considered sufficient to provide approximately 20 years supply of Blockstone which would take the allocation beyond the current plan period to 2026.

From Park Head Lane at the north of the site the land slopes immediately down and then rises up to a ridge approximately in the middle of the site. The land then dips southward towards the River Dearne and beyond to Rusby Wood. The land also dips from Dearne Dike Lane on the western boundary towards Birds Edge. The topography of land would enable views into the site from the village of Birds Edge to mitigate through early and sensitive tree screen planting. There would be views into the site from isolated farms and road users along Haddingley Lane as elevated some 40 metres higher than the proposal site. There are no views into the site form the south along Birds Edge Lane as they would be mitigated by Rusby Wood.

Access from the existing quarry would need to be given some thought to reduce any impact highway safety and avoidance of the road via a tunnel may be feasible. However, as restoration of Appleton Quarry is likely to be at an advanced stage, a brief assessment of the highway network reveals good access from Dearne Dike Lane and a good local network that is already being served by a number of quarries in the area.

Although there will be some views into the site it is considered that sympathetic screening, along all boundaries of the site, combined with sensitive working would enable this valuable resource to be preserved. The River Dearne runs along the southern boundary of the site and, although discharges of pollutants to water are dealt with by the Environment Agency, it

is considered that an appropriate buffer zone, usually 250 metres from the river to the extraction area, would be required to mitigate harm. It is recommended that the site is allocated as a proposed extension area

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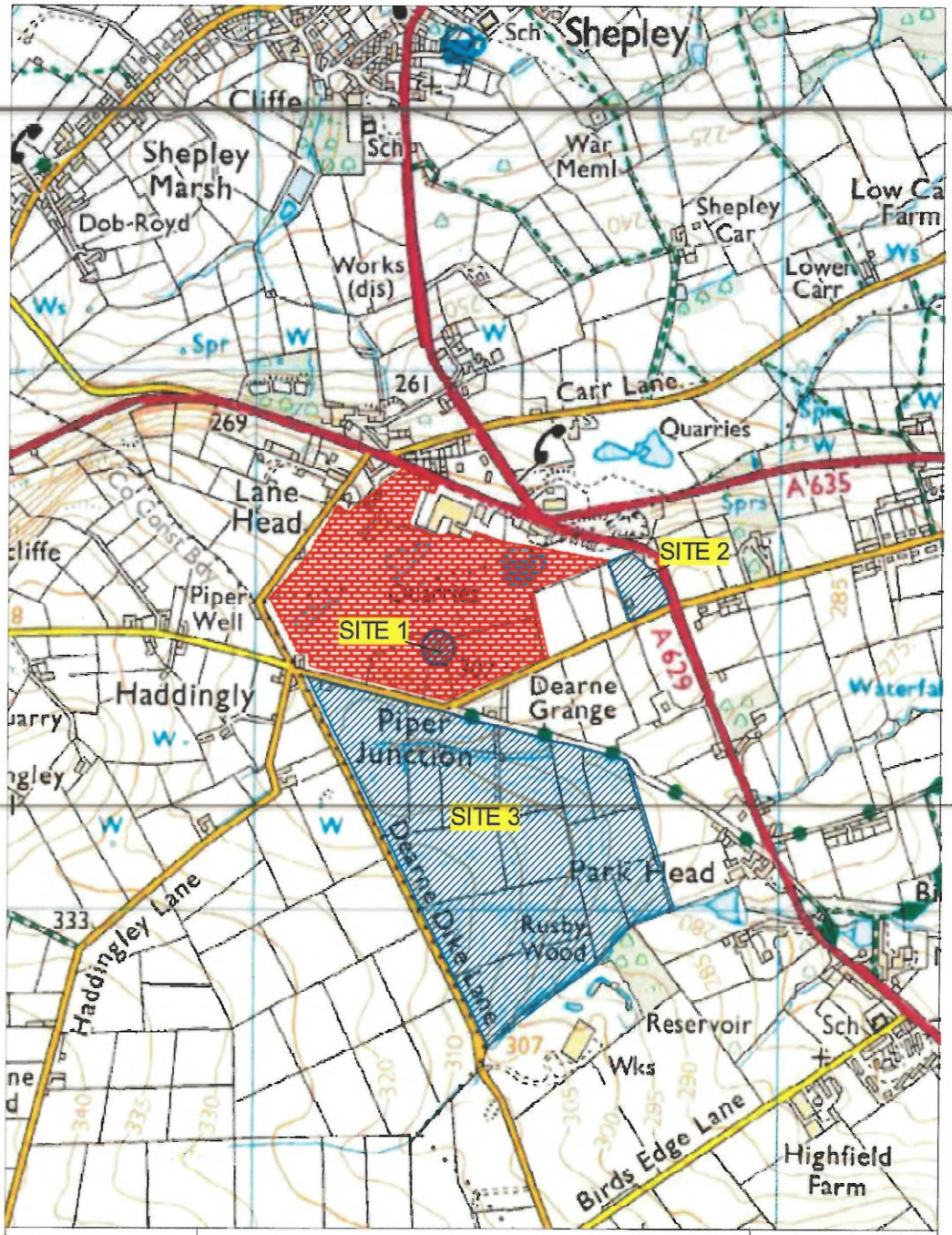

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Extension Area

Site 1 Area = 0.3 ha
Site 2 Area = 0.8 ha
Site 3 Area = 23.8 ha

Existing Quarry

Area = 14.3 ha

N

Scale: 1: 10,000

APPLETON FARM: MARSHALLS MONO

Map No. 6