
Report of the Head of Strategic Investment

STRATEGIC PLANNING COMMITTEE

Date: 02-Nov-2017

Subject: Planning Application 2017/91213 Extraction of minerals and subsequent reclamation to agriculture Land to the east of, Arborary Lane, and North of Whitehead Road, Crosland Moor, Huddersfield

APPLICANT

Mr Berry, Johnsons
Wellfield Limited, C/O
Agent

DATE VALID

05-Apr-2017

TARGET DATE

05-Jul-2017

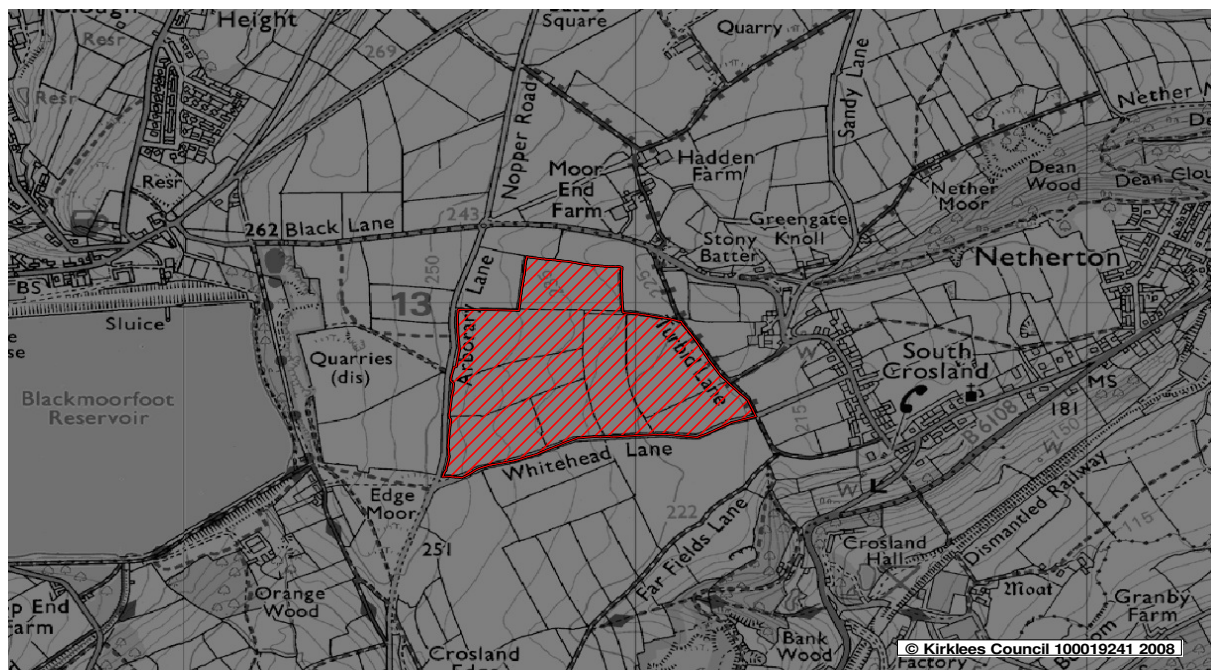
EXTENSION EXPIRY DATE

30-Sep-2017

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<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral Wards Affected:

- Home Valley North
- Crosland Moor & Netherton

 Yes

Ward members notified

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report and to secure a S106 agreement to cover the following matters:

(i) The provision and maintenance of passing places along Arborary Lane and Nopper Road.

(ii) Linking the restoration of the airfield extension area to the commencement of mineral extraction at this site.

(iii) The construction and subsequent dedication of the proposed footpath link from Turbid Lane to Arborary Lane

(iv) The establishment of a Liaison Group

(v) The agreement of and subsequent implementation of a formal road cleaning scheme

(vi) The control of vehicle routeing

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

1.0 INTRODUCTION:

1.1 This application is brought to the Strategic Planning Committee as the proposal is for a new minerals extraction site.

2.0 SITE AND SURROUNDINGS:

2.1 The application site occupies an area of approximately 23.5 ha in total and comprises 8 agricultural fields located off Arborary Lane and Whitehead Road which have historically been used for grazing livestock and the annual production of silage. The topography of the site sees the land generally fall to the east from Arborary Lane towards South Crosland with levels changes of

approximately 25m from the highest to the lowest points. The eastern boundary of the application site is located approximately 250m to the west of the centre of South Crosland. The area surrounding the site is rural in character with a number of isolated residential properties and farmsteads to the north and west, the closest to the site being Moor End farm to the north. More residential properties are concentrated around the village of South Crosland to the east of the site in the vicinity of School Hill, Top of the Hill and Midway. Whilst being predominantly rural in character, the wider area includes existing operational mineral extraction sites operated by the applicant which are approximately 0.7km to the north and 1.5km to the north east. The wider area also includes Blackmoorfoot Reservoir 0.4km to the west and Crosland Moor aerodrome which is close to the existing mineral workings approximately 0.7 km to the north.

3.0 PROPOSAL:

3.1 This application seeks full planning permission to extract approximately 1 million tonnes of sandstone mineral from the site over a period of 20 years in a series of 3 phases which would move in a clockwise direction around the site. These phases would then be progressively restored primarily to agricultural use with some nature conservation.

3.2 The applicant has indicated that it is their intention to work this site in parallel with their other operational mineral extraction sites (airfield extension and Thewlis Lane). However, the applicant has confirmed that mineral extraction within this site would not commence until a specific level of restoration has been achieved at their airfield extension.

3.3 In summary the site would be worked as follows:

Phase1 – This would initially involve the preliminary stages of development and would see the creation of the site access onto Arborary Lane, the formation of the quarry haul route and the preparation of screen bunds. Once these preliminary works have been completed the excavation of the first mineral extraction area would commence. This phase of the development represents an area of approximately 8.5 ha and is located within the eastern sector of the site. Material removed from this area would be used to form bunds to screen the Phase 2 area. Once mineral extraction is nearing completion within this area, soils would be stripped from the Phase 2 area ready for mineral extraction in conjunction with this, the majority of the phase 1 area will be restored allowing the screening bund along the eastern boundary of the site to be removed once restoration is complete.

Phase 2 - This area is in the western sector of the site and represents an area of approximately 11.2 ha. Prior to mineral extraction commencing, screen bunds would be provided or enhanced to ensure the extraction area is adequately screened. Mineral extraction and progressive restoration would then proceed.

Phase 3 – The final phase involves the smallest area in the northern sector of the site and represents an area of approximately 2.8 ha. Quarry waste temporarily stored in this area would be used to help backfill the remaining void space in the Phase 2 area. Following completion of mineral extraction all remaining screen mounds will be used to complete the final restoration of the site and all site infrastructures would be removed.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Whilst there is no relevant planning history directly relating to this site, this proposal would form part of a larger existing quarry complex to the north. This currently has a disturbed footprint occupying an area of approximately 25 ha. and has historically been developed under a number of different planning permissions since 1928. Approximately 22 ha. of former mineral extraction workings have been backfilled and restored over the past 20 years. However, it is necessary to keep some parts of worked out voids open to facilitate the transport and processing of minerals and due to the interdependence of the mineral extraction areas in the provision of suitable backfill material.
- 4.2 The whole of the present quarry complex can be divided into six operational areas which can be summarised as follows:

Crosland Moor (Airfield) extension – This is at the south eastern edge of the quarry complex and one of two areas currently producing mineral. This part of the quarry is divided into a number of phases, the first 3 of which have been worked and restored. Current extractive operations are now mainly within the phase 5 of the 6 phases. The applicant has estimated that the remaining unworked part of this site contains very limited reserves which at current production rates are likely to be exhausted in the very near future. However shales will continue to be required to backfill the Thewlis lane extension area following the exhaustion of sandstone.

Thewlis Lane Extension – This is on the north eastern edge of the quarry complex on land that used to form part of Thewlis Lane Farm. Mineral is now being extracted from this site in tandem with the Airfield extension site. The current planning permission requires that mineral extraction should cease and the site be fully restored by 31 December 2025. As previously indicated the Thewlis Lane site relies on shales extracted from the Airfield extension area to provide a suitable backfill material that can be compacted to allow the potential development of the restored site.

Moorfield Quarry – This is a worked out quarry immediately adjacent to and south west of Sands House Lane which has been partially restored. This part of the site is used as the site's aggregates processing area. Various types of crushing and screening equipment are located in this area below ground level producing a variety of grades of aggregates and sand.

Water Holes Quarry - Has been worked out and much of the former quarry void has now been restored. This involved the use of quarry waste supplemented by the import of inert waste. An interim landform has been completed and has been grass seeded or planted with trees and is now well established. Limited public access to this area is allowed subject to measures to prevent access to the active areas of the quarry. Part of this area is now used as a stocking area for extracted stone blocks to allow them to season prior to being processed.

Water Holes extension - which is to the south of Water Holes Quarry and immediately adjacent to Sandy Lane. This part of the quarry has been practically exhausted of workable mineral. The applicant proposes to use this void for the temporary storage of shale extracted from the Airfield extension which will subsequently be used in the backfilling of the Thewlis Lane

extension. Final restoration of this part of the site is therefore tied to the completion of restoration works in the Thewlis Lane Quarry.

Wellfield Quarry - which is in the north eastern sector of the quarry complex and is bounded by Thewlis Lane to the east and Blackmoorfoot Road to the north. This part of the site was worked out of mineral many years ago and now houses the main stone processing plant/workshops, stone stocking areas, finished product storage areas and administrative buildings.

5.0 HISTORY OF NEGOTIATIONS:

5.1 During the consideration of this application negotiations with the applicant have secured the following:

- Highway improvements
- Access design improvements
- Further bird survey work
- Additional work on drainage regimes and whether effects on ground water would impact on Blackmoorfoot Reservoir
- Additional information regarding the potential impact this development would have on Castle Hill
- Changes to the design of the scheme which require the completion of the restoration of an agreed area of the existing quarry (Airfield Extension) working before mineral extraction can take place at the application site.
- Dedication of the proposed footpath link once the site is fully restored.

6.0 PLANNING POLICY:

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

- 6.2 The site is allocated as Green Belt in the adopted Unitary Development Plan and it is considered that the following policies and documents are relevant to this application:

M 1 - General principles relating to minerals applications

M3 - Sets out the criteria for dealing with applications involving mineral extraction

EP4 – Noise sensitive development

EP6 – Noise generating development

T10 – Highway safety

R13 – Development affecting public rights of way

- 6.3 National Planning Guidance:

National Planning Policy Framework Section 1 – Building a Strong, Competitive Economy

National Planning Policy Framework Section 11 – Conserving and Enhancing the Natural Environment

National Planning Policy Framework Section 12 – Conserving and Enhancing the Historic Environment

National Planning Policy Framework Section 13 – Facilitating the Sustainable Use of Minerals

National Planning Practice Guidance - Minerals

- 6.4 Kirklees Publication Draft Local Plan (KPDLP)

PLP3 – Location of new development

PLP21 – Highway safety and access

PLP24 – Design

PLP27 – Flood risk

PLP28 - Drainage

PLP30 – Biodiversity & Geodiversity

PLP32 - Landscape

PLP36 - Proposals for mineral extraction

PLP37 – Minerals site restoration and aftercare

PLP35 – Historic Environment

PLP52 – Protection and improvement of environmental quality

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 The application was publicised by the erection of 30 site notices (including 15 notices required under the Environmental Impact Assessment Regulations), the posting of 88 neighbour notification letters and by advertisement in the Huddersfield Examiner. This resulted in the receipt of a total of 80 representations 48 of which are in support of the proposal and 32 objected. The issues raised in these representations are summarised as follows:

7.2 Support:

- The materials extracted would benefit the local and national economy
- This proposal would safeguard jobs at Johnson Wellfield Quarries and within the wider Myers Group.

- There is known to be a significant resource of high quality stone in this area.
- This proposal would allow Johnson Wellfield Quarries to continue to operate for many years to come.
- The stone produced by Johnson Wellfield Quarries is some of the best and used in high prestige projects around the Country including within Huddersfield.
- Johnson Wellfield Quarries support a number of community projects in the area.
- The Myers Group which includes Johnson Wellfield Quarries contributes significant to the local economy through wages, the use of local services, suppliers and contractors.
- The applicant has a good track record of working their existing sites in an environmentally way and providing a high level of restoration
- If Johnson Wellfield could not continue to operate at their current levels it would have a significant detrimental impact on the local economy.
- This proposal could lead to increased employment at Johnson Wellfield Quarries.
- Staff are highly trained by JWQ and often stay employed at the site for many years as job security and conditions are.
- The stone produced by JWQ is in high demand
- JWQ are a family business and are a credit to the local community
- Stone produced at Crosland Moor quarries has been used on many historic buildings in the area and therefore helps to preserve the area architectural heritage.
- The proposed route for HGVs would be acceptable

7.3 Object:

- The proposal would detrimentally affect the South Crosland Conservation Area
- The operation of a quarry on this land will detrimentally affect the visual amenity of the area
- The development would have negative impact on the value of residential properties in the area
- The amenity of the area would be adversely affected by noise and dust resulting from activities at the site

- Highway safety in the vicinity of the site would be detrimentally affected
- Local wildlife would be adversely affected by this proposal
- Quarrying this land would reduce the volume of water naturally draining from the site which would detrimentally impact on local water courses
- This proposal would block an existing public right of way (Turbid Lane)
- This proposal would result in the loss of good quality productive farm land
- The landscape character of the area will be negatively affected by this proposal
- This proposal will bring no economic benefit the area affected by the development
- The ecology of Dean Wood would be detrimentally affected due to changes in local water regimes resulting from this development
- The proposal could contaminate local water bore holes which supply some residential properties in the area
- The site fall within the Green Belt and this proposal is therefore inappropriate in this location
- The construction of screen mounds would create an alien feature in the landscape
- The cumulative impact of this development has not been fully assessed in the application submission.
- The applicant has not provided sufficient evidence to justify the need for the mineral resulting from this development

Meltham Town Council was consulted with regard to this proposal and offered the following comments *“That the Council notes the application”*

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

K.C. Highways DM – No objection subject to the inclusion of the following planning conditions:

(i) There shall be no more than 50 heavy goods vehicle movements (25 in and 25 out) at the site in any one day.

(ii) Notwithstanding the details shown on plan, no development shall take place until a scheme detailing the provision (and reinstatement upon completion of the development) of vehicle passing places on Nopper Lane and Arborary Lane between the junction with Blackmoorfoot Road and the development site access have been submitted to and approved in writing by

the Local Planning Authority. The details shall include full sections, construction specifications, drainage works, surface finishes, and all associated highway works. The scheme so approved shall be implemented before the development is first brought into use and thereafter retained as such for the lifetime of the development.

(iii) The development shall not commence until the proposed access including 4.5 x 120m sight lines as shown on plan number 364304-MM-00-DR-C-0001 shall be laid out, surfaced, and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

(iv) No development shall commence until a vehicle management plan has been submitted to and approved in writing by the Mineral Planning Authority which provides the following information:

A, Vehicle routing arrangements to and from the site

B On and off site vehicle/driver protocols

C, Monitoring arrangements

D, Incident/action procedures

E, Details of the times of use of the access

F, Construction workers parking facilities

G, The provision, use and retention of adequate wheel washing facilities

The approved scheme shall be fully implemented prior to development commencing and shall be retained for the duration of this planning permission.

(v) No development shall commence until a highway maintenance scheme has been submitted to and subsequently agreed in writing by the Mineral Planning Authority. The scheme shall provide for:

- An initial inspection of the those sections of Arborary Lane and Nopper Road between the site access and the junction of Nopper Road with Blackmoorfoot Road prior to any development commencing;
- the subsequent regular inspection of the said sections of highway; and
- the means of carrying out any repairs identified following inspection which are directly related to HGV traffic associated with this planning permission.

The development shall only be carried out in accordance with the requirements of the approved scheme.

The Environment Agency – No objection

K.C. Strategic Drainage – No objection subject to the inclusion of the following planning condition:

“Development shall not commence until a scheme, detailing the treatment of all drainage from the development in settlement ponds or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. The site should examine the 1 in 10 critical rainfall event in this analysis. No other part of the development shall commence until the works comprising the approved treatment scheme have been completed. The treatment scheme shall thereafter be retained, maintained to ensure efficient working and used throughout the lifetime of the development.”

Coal Authority – No objections

National Grid – No response

Natural England – Advise that as the site is relatively close to the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA), which is a European site, Kirklees Council are required to carry out a Habitat Regulations Assessment (HRA). Furthermore NE originally advised that, based on the original submission documents, the likelihood of significant effects arising from the proposal could not be ruled out and an Appropriate Assessment should be carried out by the Council following additional survey work to establish whether Golden plover use this site.

However, following the review of additional Golden Plover survey works, NE confirmed that it considered that this proposal would not have a likely significant effect on the SPA.

NE also indicated that as the Agricultural Land Classification of soils at this site is only 4, site restoration should focus on biodiversity and therefore recommend that the site be restored to species rich hay meadow or pasture.

8.2 **Non-statutory:**

K.C. Environmental Health – No objection subject to the inclusion of the following planning conditions:

(i) Noise screening mounds shall be constructed in accordance with the Environmental Impact Assessment (February 2017) and Figure D5 (Site Boundary and Phasing Plan dated Dec 2016 CS1067-D9v6).

(ii) Except in emergencies to maintain safe quarry working, which shall be notified to the Mineral Planning Authority as soon as practicable, or unless otherwise agreed in writing by the Mineral Planning Authority:

a) no operations, other than water pumping, servicing and environmental monitoring shall be carried out on the site except between the following times:

0730-1800 Mondays to Fridays
0800-1300 Saturdays

b) no operations other than water pumping and environmental monitoring shall take place on Sundays and Bank Holidays.

The site attributable free field equivalent continuous A weighted sound pressure level (LAeq,T) when measured at a height of 1.3-1.5m above ground and at least 3.5m from any reflecting structure other than the ground, measured at 'Noise Monitoring Locations' as detailed on **drawing number 1 rev B.0 SK-NQ-002 Project Number 1544171** in the Environmental Impact Statement dated February 2017, or at equivalent positions agreed with the Mineral Planning Authority, shall not exceed:

a) 70dB(A) in any one hour period at any noise sensitive property during exceptionally noisy operations such as the construction and removal of screen mounds, soil stripping and replacement and the initial part of the quarry phasing, as agreed in advance with the Mineral Planning Authority (this noise limit is only permitted for a maximum of 8 weeks in any 12 month period);

b) 10 dB(A) above the measured background noise level (L90T) in any one hour period at the Noise Monitoring Locations as detailed on drawing "project number "1544171 SK-NQ002 Rev B.0 Dwg 1 dated 17 February 2017 (Golder Associates).

(iii) Except with the prior written approval of the Mineral Planning Authority, exceptionally noisy operations (as defined in **Condition XX**) shall only be carried out between the hours of:

0900-1730 Mondays to Fridays

0900-1230 Saturdays

and at no time on Sundays or Bank Holidays. All vehicle reversing warning systems and/or alarms shall be operated in accordance with Specifications to be agreed (as per paragraph H6.5 in chapter H (noise) of the EIA dated February 2017) with the Mineral Planning Authority prior to the commencement of all site operations. At all times the Best Practicable Means shall be employed to prevent and counteract the effects of audible alarms on nearby residents.

(iv) Unless otherwise agreed in writing by the Mineral Planning Authority there shall be no blasting on the site. Prior to the commencement of the development a noise monitoring scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The submitted scheme shall provide details of

- a) equipment to be used;
- b) noise monitoring station locations;
- c) frequency of monitoring;
- d) methodology to be employed.

The operator shall retain the results of noise monitoring for a minimum of 12 months for

inspection by the Mineral Planning Authority.

(v) Prior to the commencement of activity on the permitted site a clean supply of water shall be provided to the site for the suppression of dust, the supply must be sufficient for use across the entire site. Within 3 months of the date of this permission a scheme for the suppression of dust shall be submitted to and agreed in writing by the Mineral Planning Authority (EIA Chapter G6.1 details the development and implementation of a dust management plan). The submitted scheme shall provide for:

- a) the suppression of dust caused by the movement, transport and storage of stone, soils and overburden;
- b) seeding of all screening mounds and soil stockpiles which will be in place for more than 6 months;
- c) speed restriction of 15 miles per hour for all vehicles using the haul road;
- d) use of water bowsers and water spray units for the suppression of dust;
- e) all plant used on site to have upward facing exhausts;
- f) heavy plant to be fitted with radiator deflector units;
- g) suspension of the movement of mineral, soils and overburden on site when local wind speed exceeds 20 metres per second;
- h) provision and use of effective means to prevent the deposition of mud and other materials on the highway.

The approved scheme shall be implemented and complied with at all times.

(vi) Prior to soil stripping commencing on the permitted site a dust monitoring scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The submitted scheme shall provide details of

- a) equipment to be used;
- b) dust monitoring station locations;
- c) frequency of monitoring;
- d) methodology to be employed.

The operator shall retain the results of dust monitoring for a minimum of 12 months for inspection by the Mineral Planning Authority.

K.C. Conservation and Design – No objection

K.C. Policy – No objection

K.C. Biodiversity Officer – No objection subject to the inclusion of the following planning conditions:

“1. No site clearance or soil stripping shall take place until a method statement for the avoidance of impacts to nesting birds and brown hare has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed working method(s) necessary to achieve stated objectives;
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, making reference to the agreed phasing of works;
- e) persons responsible for implementing and/or overseeing the works.

The works shall be carried out strictly in accordance with the approved details.

2. No development shall take place until an Ecological Enhancement Plan, detailing the means of ecological enhancement to be implemented during operation and following restoration, has been submitted to and approved in writing by the local planning authority. The Ecological Enhancement Plan shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the agreed phasing of works.
- g) Clear indication of which features/management practices are temporary or permanent and, where relevant, the duration of retention/implementation.

- h) Persons responsible for implementing and/or overseeing the works.
- i) Details of initial aftercare and long-term maintenance.
- j) Details for monitoring and remedial measures.
- k) Details for disposal of any wastes arising from works.

The Ecological Enhancement Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.”

K.C. PROW – No objections subject to the proposed footpath link being dedicated by the applicant to the Council prior to the restored land being sold for agricultural use and the path being constructed to a minimum width of 2m and to include two way opening gates not ladders.

K.C. Landscape – No objection

Yorkshire Water – No objections

Northern Gas Networks – No response

West Yorkshire Archaeology – Advise that an intrusive archaeological assessment should be carried out prior to this application being determined but have indicated that should the planning permission be determined prior to such an assessment being completed then one of the following planning conditions should be included:

"No development to take place within the area indicated until the applicant, or successors in title, has secured the implementation of a programme archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."

Or,

"No development shall take place/commence until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI"*

West Yorkshire Ecology – No response

Yorkshire Electricity – No response

Health and Safety Executive – No response

9.0 MAIN ISSUES

- Principle of development
- Local amenity issues
- Landscape issues
- Environmental issues
- Heritage issues
- Highway issues
- Hydrology/Drainage/Flood Risk issues
- Socio-economic issues
- Planning obligations
- Representations
- Other matters

10.0 APPRAISAL

10.1 Principle of development

10.2 The NPPF advocates that the purpose of the planning system is to contribute to the achievement of sustainable development and indicates that there are three dimensions to sustainable development (economic, social and environmental). Para. 7 of the NPPF goes on to indicate that these dimensions give rise to the need for the planning system to perform the following roles:

10.3 Economic role – contributing to a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements; including the provision of infrastructure;

10.4 Social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well being

10.5 Environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to low carbon economy.

10.6 Guidance in the NPPF also indicates that there is a presumption in favour of sustainable development and that in decision taking, applications that accord with the development plan should be approved without delay. Furthermore the NPPF provides a positive approach to strong economic development. Paragraphs 19 and 20 state that: ‘...significant weight should be placed on the

need to support economic growth through the planning system. To help economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'

- 10.7 Paragraph 142 of the NPPF states that minerals are essential to support economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, building, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found it is important to make the best use of them to secure their long-term conservation.
- 10.8 Annex 2 of the NPPF includes a definition of the term 'minerals of local and national importance'. This lists a series of 'minerals which are necessary to meet society's needs' and includes local minerals of importance to heritage assets and local distinctiveness – the sandstone which will be extracted as part of the proposed development is therefore considered to fall within this definition.
- 10.9 The sandstone extracted from quarries at Crosland Moor is considered to be of a high quality and has been used on projects both within Kirklees and throughout the country as a whole. Investigations carried out by the applicant indicate that the stone located within the application site is of similarly high quality to that which has been extracted from the other areas in the immediate vicinity and would therefore continue the supply of a mineral product which is both of local and national significance and cannot be readily substituted.
- 10.10 The site is located within the Green Belt and it is therefore considered that the key consideration is first whether the proposed development is appropriate development within the Green Belt and, if not, whether there are any very special circumstances which clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness or by any other harm.
- 10.11 Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.
- 10.12 Paragraph 87 of the NPPF confirms that inappropriate development within Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 goes on to say that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.
- 10.13 Paragraph 89 of the NPPF lists a number of exemptions which are not considered to be inappropriate development and paragraph 90 lists forms of development which can be considered to be appropriate subject to the openness of the Green Belt being preserved and there being no conflict with the purposes of including land within the Green Belt. Mineral extraction is included as a form of development which is potentially appropriate in the Green Belt as stipulated paragraph 90.

10.14 The site is not allocated for mineral extraction in the adopted Unitary Development Plan. However, it must be borne in mind that this does not preclude such development. As with other forms of development, whilst the development status of the land is a material consideration, this represents one of a number of considerations and ultimately any decision must be balanced against the merits of the proposal.

10.15 In respect of the emerging Local Plan, the Publication Draft Local Plan (PDLP) was submitted to the Secretary of State on 25th April 2017 for examination in public. The site forms a minerals extraction allocation (ME2568) within the PDLP. Given that the PDLP has now been submitted, consideration needs to be given to the weight afforded to the site's allocation in the PDLP.

10.16 The NPPF provides guidance in relation to the weight afforded to emerging local plans. Paragraph 216 states:

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

10.17 The above is further supplemented by guidance in the Planning Practice Guidance (PPG). The PPG states that “*arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:*

a. the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and

b. the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

10.18 Given the scale of the development proposed when assessed against the wider context of the PDLP the application is not be deemed to be premature as the proposed development, by virtue of its limited scale and strategic importance, is not considered to be central to the delivery of the Local Plan. Whilst officers do not consider that the application is premature in terms of the emerging Local Plan, it has been confirmed that given the advanced stage at which the Local Plan has progressed considerable weight should be afforded

to the policies within the emerging Local Plan. However, it is also noted that the proposed mineral extraction allocation (ME2568) has received a substantial number of unresolved objections and this is considered to reduce the weight afforded to the allocation in the emerging Local Plan. In short, limited weight is afforded to the emerging mineral extraction allocation in this case.

10.19 Due to the nature of this proposal, it fulfils the criteria stipulated in the Town and Country Planning (Environmental Impact Assessment) Regulations for consideration as an application which must be accompanied by an Environmental Impact Assessment (or Environmental Statement as it is properly known). Such an Environmental Statement (ES) was provided in support of this application which included chapters covering the following issues:

- Chapter A – Introduction
- Chapter B – The Site and Setting
- Chapter C – Planning Policy Context
- Chapter D – Description of Development
- Chapter E – Transport
- Chapter F – Landscape and Visual Impact
- Chapter G – Air Quality
- Chapter H – Noise
- Chapter I - Ground and Hydrogeology
- Chapter J – Water and Drainage
- Chapter K – Ecology
- Chapter L – Archaeology and Heritage
- Chapter M – Socio Economic
- Chapter N – Residual and Cumulative Effects

It is considered that this ES is sufficient to assess the likely impacts this proposal would have on the environment.

10.20 Whilst it is acknowledged that this proposal would have an impact on the local area (see sections below), on balance it is considered that the principle of developing the site for mineral extraction is acceptable subject to there being no conflict with local or national policy documents with regard to its associated impacts.

10.21 **Local Amenity**

10.22 Residential Amenity -The proposed site lies on open land that is remote from residential properties. However, there are residential properties within the wider landscape, the closest of these are listed below:

- Moor End Bungalow (115m to the north east)
- Top of Hill (150m to the east)
- Moor End Farm, Walker Syke and Hadden Farm (180m to the north)
- Various off Midway (220m to the east)
- Various at Edge End (300m to the west)

It is considered that the principal effects on residential amenity associated with working this site would be in respect of noise, dust/air quality and visual impact.

- 10.23 Noise – As part of the environmental impact assessment supporting this Application, a full noise report was commissioned by the applicant to assess the current baseline conditions, the potential effects associated with this development including predicted noise levels and proposed mitigation measures.
- 10.24 The noise report used five locations around the site considered to be noise sensitive receptors (NSR). These locations were used to measure existing noise levels and to model how predicted noise levels would impact on the surrounding area. These five locations are listed as follows:
- NSR1. Intake Lane at Moor End Farm (Grid Ref: 411052 413161)
- NSR2. Crosland South, Junction of Magdin Lane and Midway (Grid Ref: 411433 412791)
- NSR3. Crosland Spring Road (Grid Ref: 411484 412484)
- NSR4. Reservoir Side Road at SE corner of Blackmoorfoot Reservoir (Grid Ref: 410277 412594)
- NSR5. Junction of Reservoir Side Road and Black Lane, Blackmoorfoot (Grid Ref: 410163 413148)
- 10.25 With regard to minerals development, current planning practice guidance advises Mineral Planning Authorities that, at a noise-sensitive property, noise generated by minerals development should not exceed the background noise level (LA90,1h) by more than 10dB(A) during normal working hours (0700-1900) or exceed 55dB(A)LAeq whichever is the greater.
- 10.26 However, it is recognised that certain temporary activities required to facilitate minerals extraction such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance are likely to exceed the aforementioned limits. Consequently paragraph 22 of the minerals section of current planning practice guidance indicates that increased temporary daytime noise limits of up to 70dB(A) LAeq 1h (free field) for periods of up to 8 weeks in a year at specified noise-sensitive properties should be considered to facilitate essential site preparation and restoration work and construction of baffle mounds where it is clear that this will bring longer-term environmental benefits to the site or its environs.
- 10.27 The applicant has made predictions regarding associated noise levels based on the use of specific equipment at this site including a mechanical excavator, dumper trucks, dozer, drill rig and road wagons and these predicted noise levels compared to the maximum levels expected based on the above guidance are shown below:

NSR	Noise Limit (dBLAeq)	Predicted noise level Phase1-stage1 (dBLAeq)	Predicted noise level Phase 1- stage 2 (dBLAeq)
NSR 1	70	49.5	51.7
NSR 2	70	43.1	48.3
NSR 3	70	32.0	27.8
NSR 4	70	43.0	36.0
NSR 5	70	42.3	34.7

NSR	Noise Limit (dBLAeq)	Phase 1 stage 3 Predicted (dBLAeq)	Phase 1 Stage 3 Difference (dBLAeq)	Phase 1 stage 4 Predicted (dBLAeq)	Phase 1 stage 4 Difference (dBLAeq)
NSR 1	51.0	46.8	- 4.2	49.0	- 2.0
NSR 2	49.6	42.8	- 7.4	46.1	- 3.5
NSR 3	58.7	24.0	- 34.7	28.5	- 30.2
NSR 4	44.3	33.3	- 11.0	36.2	- 8.1
NSR 5	49.6	32.3	- 17.3	35.2	- 14.4

NSR	Noise Limit (dBLAeq)	Phase 2 Stage 5 Pred. (dBLAeq)	Phase 2 Stage 5 Diff. (dBLAeq)	Phase 2 Stage 6 Pred. (dBLAeq)	Phase 2 Stage 6 Diff. (dBLAeq)	Phase 2 Stage 7 Pred. (dBLAeq)	Phase 2 Stage 7 Diff. (dBLAeq)
NSR 1	51.0	48.7	- 2.3	45.7	- 5.3	46.5	- 4.5
NSR 2	49.6	45.6	- 4.0	40.2	- 9.4	40.1	- 9.5
NSR 3	58.7	29.3	- 29.4	29.9	- 28.8	29.6	- 29.1
NSR 4	44.3	38.6	- 5.7	40.5	- 3.8	40.3	- 4.0
NSR 5	49.6	37.2	- 12.4	38.6	- 11.0	38.2	- 10.8

NSR	Noise Limit (dBLAeq)	Phase 3 Stage 8 Pred. (dBLAeq)	Phase 3 Stage 8 Diff. (dBLAeq)	Phase 3 Stage 9 Pred. (dBLAeq)	Phase 3 Stage 9 Diff. (dBLAeq)
NSR 1	51.0	40.0	- 11.0	47.3	- 3.7
NSR 2	49.6	38.2	- 11.4	41.7	- 7.9
NSR 3	58.7	28.4	- 30.3	28.9	- 29.8
NSR 4	44.3	38.8	- 5.5	38.4	- 5.9
NSR 5	49.6	35.9	- 13.7	36.3	- 13.3

10.28 Based on the results outlined above, noise emissions from the site during initial site works are predicted to be substantially below the noise limits fixed with reference to current planning practice guidance and are expected to have a negligible impact at the nearest noise sensitive receptors.

10.29 Noise levels during the extraction phases are predicted to be below the relevant adopted noise limit and no significant adverse noise effects are

expected to occur. The level of noise effect at the nearest sensitive receptors will vary between moderate and negligible through the life of the consented operations.

10.30 The applicant has indicated that in order to minimise the impact of noise resulting from this development the following mitigation measures would be implemented:

- Best practicable means will be followed to reduce the noise impact upon the local community. Measures incorporated into the operation of the Scheme to be implemented include those described below
- Proper use of plant with respect to minimising noise emissions and regular maintenance. All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and will be maintained in good efficient working order.
- Selection of inherently quiet plant where appropriate. All plant will be fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down when not working or throttled down to idle.
- Broadband 'white noise' alarms will be fitted to the mobile plant to reduce the likelihood of annoyance arising from use of 'beeper' alarms during reversing.
- Activities will adhere to the codes of practice for working on open sites given in British Standard BS 5228 and the guidance therein minimising noise emissions from the Site.
- The following hours of working limitations will be applied at the Site: Except in emergencies to maintain safe quarry working, which shall be notified to the Mineral Planning Authority as soon as practicable, or unless otherwise agreed in writing by the Mineral Planning Authority:
 1. No operations, other than water pumping, servicing and environmental monitoring shall be carried out on the site except between the following times:
0730-1800 Mondays to Fridays;
0730-1300 Saturdays
 2. No operations other than water pumping and environmental monitoring shall take place on Sundays and Bank/Public Holidays.
No vehicle movements will take place outside of these hours.

10.31 It is therefore considered this proposal would accord with UDP policies EP4, EP6 and M3, KPDLP policies PLP36 and PLP52 and Section 11 of the NPPF with regard to the potential impacts of noise associated with this development.

10.32 Dust/Air Quality – The applicant has submitted an Air Quality Assessment (AQA) to support this application as part of the associated EIA. Like the noise assessment, the AQA considers the current baseline conditions and then

predicts the likely impacts associated with the operation of the proposed development.

- 10.33 During the construction phase of the development it is considered that air quality has the potential to be affected by dust emission associated with the movement of soil and additional exhaust emissions resulting from the movement of construction vehicles onto the road network.
- 10.34 The AQA considers that during the initial site preparation works the number of vehicle movements on the local highway network will be low and as a consequence associated impacts on air quality would be negligible.
- 10.35 The AQA also predicts that at the construction phase of the development there would be a negligible to low risk of adverse dust effects before the implementation of mitigation measures.
- 10.36 During the operational phase of the development potential impacts on air quality would be associated with:
- dust emissions resulting from the extraction of mineral;
 - dust emissions associated with handling and transport of mineral;
 - increased vehicle exhaust emissions associated with site operations and the transport of extracted mineral
- 10.37 The AQA predicts that the impact on the amenity of the area resulting from dust emissions and additional vehicle exhaust emissions would be negligible and that the proposed mitigation measures would reduce this impact further.
- 10.38 The AQA has recommended that this development should be operated in conjunction with a dust management plan which would mitigate any impacts and should include the following.
- The provision of seeded bunds to be constructed around the border of the quarry to act as a physical barrier to airborne dust
 - operational site area which includes both extraction and restoration will be limited to a footprint of approximately 4ha to reduce the exposed area of potential dust generating materials,
 - manage spoil generation and phase the site reclamation
 - reclaimed areas of the scheme will be soiled and grass seeded promptly to establish grass growth to reduce the potential of soil loss through wind blow
 - dampening of materials for dust suppression as required to avoid re-circulating fine material
 - self-sheeting dump truck will be employed to ensure vehicles entering and leaving the site are covered to prevent escape of materials during transport
 - on site vehicle speeds will be limited to 10mph to reduce dust emissions during tracking through the site by dump trucks and the face shovel
 - wheel washing and water assisted road sweeping facilities to minimise the impact of trackout
 - off-site traffic movements will take place on the opposite side of the Scheme away from the South Crosland residential area to reduce dust generation in this location

- effective staff training in respect to the causes and prevention of dust including the
- provision of a method for visual dust monitoring across the Site

10.39 Officers consider that the supporting AQA provides an accurate assessment of the likely impacts on air quality resulting from this proposal and that subject to implementation of a dust management plan the proposed development would accord with UDP policy M3, KPDLP policies PLP36 and PLP52 and Section 11 of the NPPF with regard to the potential impacts on local air quality associated with this development.

10.40 Visual impact - At present a number of residential properties surrounding the site have, what can be described as, pleasant views across what are relatively gently sloping open fields. Consequently these properties have the potential to gain near distance views of operations involved in mineral extraction, particularly during the initial stages of the development.

10.41 In order to mitigate the associated impact the applicant has indicated that screen bunds would be constructed around those sections of the perimeter of the quarry void facing residential properties. The mounds would be constructed using a shallow slope profile on their outside face and grass seeded. The applicant has indicated that these mounds would prevent all views of the operational void from the nearest residential properties and where necessary, these bunds would be maintained for the duration of extractive operations.

10.42 Whilst there is little doubt that this proposal would change the outlook of residents overlooking the site, this would be for a temporary period and site restoration would return a similar outlook from these properties. Furthermore the separation distance involved combined with the proposed screen mounds would reduce the potential impact of development on their visual amenity during the operational phase. Bearing in mind the operations are temporary and site restoration would see the site restored to a standard fit for agriculture, it is considered that this temporary disruption to visual amenity is acceptable. Consequently this proposal accords with UDP policy M3(i), KPDLP policies PLP36 and policy guidance contained in Section 11 and 13 of the NPPF.

10.43 Environmental Issues

10.44 Landscape issues

10.45 The proposed development site carries no statutory (national) landscape designations, the nearest being the Peak District National Park which, at its closest, lies approximately 2.6 km to the south east of the site. However, the site is on the western periphery of the Yorkshire Southern Pennine Fringe.

10.46 In this area, within the close to medium range, the primary land use comprises agricultural activity involving small to medium field patterns which are predominantly delineated by dry stone walls. However, other non-agricultural related activities including Crosland Moor aerodrome, Crosland Heath Golf Club and operational quarries are located to the north of this site within the wider landscape.

- 10.47 The main settlement in the area, which is closest to the site, is South Crosland to the east of the proposed development. However, the surrounding landscape includes various isolated farmsteads and residential properties.
- 10.48 The applicant has provided a comprehensive Landscape Visual Impact Assessment (LVIA) in support of this application which provides an analysis of the likely impacts on the surrounding landscape and includes several photomontages using view points from the surrounding landscape to illustrate how this development would be perceived within the local landscape. The LVIA considers the impact the development would have at close to medium range, at long range and at distant range. The conclusions of the LVIA can be summarised as follows:

Visual effects - During the initial site preparation phase of the development the associated works will be highly visible which would represent an adverse effect. However, this would be temporary in nature. During subsequent extractive operations, where the development could be seen from the twenty viewpoint locations identified in the LVIA, the magnitude of the impact would range from negligible to small with the resultant significance of effect generally being Minor-moderate or Moderate (adverse) during specific phases. In terms of the screen bunds etc. then magnitude of impact would be Small to Large and the resultant significance of effect either Moderate (neutral overall) or Moderate to Major for example in Phase 1 (adverse in Stage 1 to 3 and neutral in Stage 4).

The applicant has indicated that the site would be worked in three phases and progressively restored. This would reduce the disturbed footprint and minimise the visual impact the development would have on the landscape. The applicant has also agreed to link the restoration of the airfield extension area before commencing mineral extraction within the application site. The applicant has agreed to restoring approximately 1.9 ha of the airfield site before commencing mineral extraction at the application site and not to progress to phase 2 until the airfield extension site has been fully restored. This would help to minimise the quarry's disturbed footprint and its visual impact on the local landscape.

Landscape character - The proposed screen bunds would change the existing topography and create a new landform. However this would be mitigated by grass seeding them and allowing them to be grazed. It has been assessed that the effect on landscape character in the immediate vicinity of the site would be major but at greater distance the nature of the effect would be neutral. In terms of the Green Belt and the South Crosland conservation area no significant detrimental effects have been identified.

10.49 Cumulative effects

- 10.50 Although it is proposed to link the commencement of mineral extraction at the application site to the completion of site restoration at the Airfield extension area, this site would become operational and continue for a period until 2025 during which time the existing mineral extraction areas will remain active. Consequently there will be associated cumulative effects.
- 10.51 At present, other than crossing a small section of Thewlis Lane, the transport of mineral from the applicant's operational extraction areas does not involve HGVs using the surrounding highway network. Consequently this proposal

constitutes a net increase to vehicle movements on the local network. However, the applicant's supporting Transport Assessment indicates that overall this would only see an increase of between 1.69% and 7.21% in the total number of vehicle movements on this part of the network. Whilst it is accepted that although there would be a relatively small increase in total vehicle movements, HGV movements on this section of the network, particularly along Arborary Lane and Nopper Road, would increase significantly from the current levels. Having said this, based on the maximum HGV trips proposed by the applicant, this would involve 4 to 5 HGV movements per hour. This situation would only arise if and when the application site is the only operational mineral extraction area. It is therefore considered that cumulative effect on the highway network would be limited and of local significance only.

10.52 The extraction of mineral at this site would introduce a further noise source to the area. There would therefore be a resultant cumulative effect in the immediate vicinity of the site. However, the applicant has demonstrated that the activities associated with this proposal would not increase noise levels significantly at noise sensitive receptors around the site and it is considered that any associated cumulative impact will be relatively low.

10.53 The applicant proposes to work the extension area in conjunction with the existing mineral extraction areas to the north and north east. There is therefore the potential for a cumulative impact on air quality as a result of increased levels of dust. However, the applicant's supporting air quality assessment indicates that this proposal would not lead to significant air quality effects and Officers therefore consider that there would be no significant cumulative impact as a result

10.54 The current quarry complex includes a significant area of disturbed land. As a consequence the creation of a further quarry void will result in a cumulative impact which would affect the character of the surrounding landscape. However, it is considered that this cumulative impact would be partly mitigated due to the progressive restoration of the Airfield Extension Area and of the application site.

10.55 Ecology

10.56 The applicant provided an ecological assessment which formed part of the supporting EIA. This considered the potential effects of the scheme on designated sites, habitats and protected and notable species both within and adjacent to the site. The report identified a number of potential effects on the area's ecology which can be summarised as follows:

- Loss of improved grassland and arable land
- Loss of/Disturbance to badger foraging habitat
- Loss of/Disturbance to brown hare
- Loss of/Disturbance to breeding birds
- Loss of/Disturbance to wintering birds

10.57 However, the ecological assessment indicated that, without mitigation, the impact on the above habitats and species would be of limited significance as can be seen in the following table:

Receptor & Value	Potential Effects	Extent, Duration, Magnitude	Significance without Mitigation
Improved grassland/arable (Negligible Value)	Loss of habitat	Direct, temporary, short term (Minor Adverse)	Neutral
Badger foraging habitat (Low Value)	Loss of foraging habitat, disturbance	Direct, temporary, short term (Minor Adverse)	Minor (Adverse)
Brown hare (Low Value)	Loss of habitat, displacement of adult brown hare, accidental killing/injury of young hares	Direct, temporary, short term (Minor Adverse)	Minor (Adverse)
Breeding birds (Low Value)	Loss of habitat, disturbance to/displacement of ground nesting birds, accidental killing/injury of chicks	Direct, temporary, short term (Minor Adverse)	Minor (Adverse)
Wintering birds (Low Value)	Loss of foraging habitat, disturbance	Direct, temporary, short term (Minor Adverse)	Minor (Adverse)

10.58 Although the impacts described above are relatively minor, mitigation measures implemented on site would reduce the effects of these impacts further. The mitigation identified by the applicant can be summarised as:

- Phased working of the site to minimise the areas likely to be affected
- The use of screen bunds to help reduce visual and noise disturbance
- The implementation of dust management measures
- The minimisation of noise generated at the site
- The provision of temporary habitat opportunities
- Robust procedures for the protection of species such as brown hare and birds during soil stripping operations

10.59 Following the restoration of the site, the assessment indicates that there would be no reduction in the area's biodiversity and there would in fact be a minor beneficial enhancement resulting from the creation of new habitat opportunities and the restoration of habitat for badger, brown hare and breeding/wintering birds.

10.60 Whilst not adjacent to, the application site is in close proximity to the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA) European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites

are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations').

- 10.61 Following discussions with officers, the applicant provided a supplementary bird survey which specifically looked at whether Golden Plover (a species protected by the SPA designation) were using the site. This involved 4 separate site visits. However, no flocks or individual birds were observed on the site or the adjacent fields during these survey visits. Based upon the information provided, Officers carried out a Stage 1 Habitats Regulations Assessment, incorporating advice from Natural England, which concluded that the proposals are not likely to have a significant effect on the SPA. As no likely significant effect has been identified Appropriate Assessment (Stage 2 HRA) is not required for the proposal.
- 10.62 It is therefore considered that this proposal accords with UDP policy UDP policy M3, KPDLP policies PLP 30, PLP36 and policy guidance contained in Section 11 and 13 of the NPPF.

10.63 Heritage Issues

- 10.64 There are a number of designated heritage assets located within 1km of the application site including 32 Grade II listed buildings, 1 scheduled ancient monument and the South Crosland Conservation Area which contains 16 of those listed buildings. The site also has the potential to accommodate unknown archaeological remains which could be disturbed by this proposal. It is therefore important to ensure that this development would not have any significant detrimental effect on these heritage assets.
- 10.65 The applicant has provided an Archaeology and Heritage Assessment which has considered the potential effects of the scheme on the archaeology and heritage considerations within and in the vicinity of the site. Following negotiations with Officers the applicant also provided supplementary information which specifically assessed the impact of the development on the setting of Castle Hill. The conclusions of these documents can be summarised as follows:
- 10.66 Views towards the Site from the conservation area are generally likely to be screened by development and difficult to obtain. From the areas of the conservation area where the Site is currently visible, landscape bunding would reduce both the visibility and sense of the proposed development. From outside the conservation area looking in, combination views of the conservation area and the Scheme would be difficult to obtain.
- 10.67 The Scheme will result in a number of changes to landscape elements to the west of the conservation area, some of which lie within the setting of the conservation area. With the proposed landscape bunding, the impact of the proposed development on the setting of the conservation area is assessed as being low. The effect of the Scheme on the conservation area is assessed as moderate.
- 10.68 As there is evidence for prehistoric activity in the wider area, it is possible that there are similar remains within or adjacent to the site. There is, however, no evidence for remains of sufficient interest to require preservation *in situ*. The effect of the Scheme on known archaeology within the Site is assessed as being at most minor. However, the West Yorkshire Archaeology Advisory

Service has recommended that, given the known heritage assets in the vicinity of the site, intrusive survey work should be carried out prior to planning permission being granted.

- 10.69 The setting of Castle Hill makes a significant contribution to the significance of the associated heritage assets. Whilst the setting of the Castle Hill site is wide ranging in all directions, the application site, which is located 4km away, means that in combination views of the heritage assets at Castle Hill are difficult to obtain. Consequently it is considered that this development would have a negligible effect on Castle Hill.
- 10.70 Officers have reviewed these documents and consider that their assessment of the likely impacts to local heritage assets reasonable based upon the available evidence. Consequently, Officers consider that subject to intrusive survey archaeological survey work being carried out prior to development commencing, this proposal would accord with UDP policy M3, KPDLP policies PLP 35, PLP36 and policy guidance contained in Section 11 and 13 of the NPPF.

Highways Issues

- 10.71 The applicant proposes to create a new purpose built access from the site onto Arborary Lane. Mineral would then be transported to the applicant's Crosland Moor works, which is approximately, 2.5 km to the north east, via Arborary Lane, Nopper Road and Blackmoorfoot Road.
- 10.72 Arborary Lane and Nopper Road are unclassified highways approximately 5.3m in width a speed limit of 60mph. Blackmoorfoot Road is an unclassified highway approximately 6.2m wide. It has a speed limit of 60mph between the village of Blackmoorfoot to just east of its junction with Nopper Road. Between this point and Sands House Lane the speed limit reduces to 40mph and between Sands House Lane and Thewlis Lane the speed limit is 30mph.
- 10.73 In support of the planning application, the applicant carried out a Transport Assessment which established a baseline of vehicle movements and associated speeds which, on average, are associated with the above described highway network. These are summarised in the following table:

ATC Site Location	Direction of Vehicle Flow	Speed Limit (mph)	Average Daily vehicle numbers (all)	Average Daily HGV numbers	Average Speed (mph)	85 th Percentile Speed (mph)
Arborary Lane ATC1	Northbound	60	813	2	37.18	40.63
	Southbound		648	1	35.62	38.20
Arborary Lane ATC2	Northbound	60	763	3	35.99	40.12
	Southbound		738	2	38.94	43.74
Nopper Road ATC 3	Northbound	60	733	2	39.92	44.77
	Southbound		721	2	39.79	45.17
Blackmoorfoot Road ATC 4	Westbound	60	1309	8	46.09	52.35
	Eastbound		1326	8	46.77	52.99
Blackmoorfoot	Westbound	60	2003	11	41.51	47.01

ot Road ATC 5	Eastbound		2035	9	41.96	48.20
Blackmoorfo ot Road ATC 6	Westbound	30	3077	13	37.56	42.83
	Eastbound		3084	12	37.46	42.01
Blackmoorfo ot Road ATC 7	Westbound	30	3326	30	31.39	36.67
	Eastbound		3377	30	27.77	35.37

- 10.74 The applicant's transport assessment indicated when compared to the overall number of vehicles using the above described highway network the increase associated with this proposal would be relatively small. However, the increase in HGV numbers would be significant.
- 10.75 The transport assessment analysed collision statistics over the last three years in the vicinity of the site. This found that there had been 6 recorded personal injury collisions. One on Sandy Lane and five at the crossroads of Nopper Road and Intake Lane. Five of these collisions resulted in minor injuries and one resulted in a cyclist sustaining serious injuries.
- 10.76 Although Arborary Lane and Nopper Road are two lane highways, they are relatively narrow in places and their regular use by quarry traffic could therefore result in vehicles moving in opposite directions finding it difficult to pass. The applicant has therefore agreed to provide passing places at strategic points along these highways to alleviate this potential problem. It is proposed to secure the provision of these passing places via a Section 106 agreement. The physical works involved would be subject to the applicant entering into a Section 278 agreement with the Council's Highways service.
- 10.77 The applicant has indicated that this site would be operated in conjunction with their other operational mineral extraction sites at the airfield extension to the north and the Thewlis Lane extension area to the north east. However, other than crossing over Thewlis Lane, quarry traffic transporting mineral to the stone processing works from the existing sites does not use the surrounding highway network. It is considered that, subject to the provision of adequate passing places along Arborary Lane and Nopper Road, the local highway network is capable of accommodating 50 HGV movements per day (25 in and 25 out) without having a significant impact on the network. This would equate to an average of 4 to 5 vehicle movements per hour during a normal working day.
- 10.78 Byway HUD/229/40 (Turbid Lane) runs immediately adjacent to the eastern boundary of the site. However, this proposal would not require the obstruction or diversion of this route. As part of the final restoration of the site the applicant proposes to provide a new link between this footpath and MEL/8/10 where the path emerges onto Arborary Lane which would provide useful connectivity to the wider PROW network.
- 10.79 It is therefore considered that this proposal accords with UDP policy UDP policies M3, T10,R13 and KPDL policy PLP 21 with regard to this development's potential impact on the surrounding highway network.

10.80 Hydrology/Drainage/Flood Risk Issues

- 10.81 The rough rock sandstone underlying the site classifies as a Secondary A Aquifer comprising permeable layers capable of supporting water supplies. Due to the lack of major/industrial development in the vicinity of the application site it is likely that the quality of ground water in this vicinity will be good.
- 10.82 Previous mineral extraction in the area suggests that due to the high permeability of the rough rock, the void created by mineral extraction would have a high capacity to drain infiltrating rain water.
- 10.83 Whilst it is acknowledged that this proposal has the potential to lead to the contamination of local ground water regimes, Officers consider that mitigation measures can be successfully implemented to deal with contamination sources and therefore minimise the impact on controlled waters during the construction works and subsequent site restoration and as a consequence this proposal would not have a significant detrimental impact on local hydrology.
- 10.84 The site is located within Flood Zone 1 and is therefore considered to be at a low risk of flooding. There are areas of land more than a kilometre from the site which fall within Flood Zone 2 and 3. However, these are at significantly lower levels and it is therefore considered that these areas would not have any impact on this site.
- 10.85 The applicant's supporting Water and Drainage Assessment identifies a number of water courses and water bodies in the vicinity the site which could have the potential to be affected by the development with regard to flood risk. It also considers the impact over overland flows around the application site. These sites and their sensitivity to flood risk are summarised in the table below:

Feature	Sensitivity
Flood plain attributes: The site is located within Flood zone 1	Low
Flood risk from water courses: River Colne Mag Brook Dean Clough Unnamed water course (north east) Ditch (south	Low Low Low Low Low
Water bodies: Blackmoorfoot Reservoir	Low
Overland flow: Flows from the surrounding area	Low

- 10.86 The applicant has also considered the impact that this development could have on local surface water drainage regimes and how any impacts can be controlled or mitigated against.

- 10.87 The applicant has indicated that surface runoff from the Site will be controlled. Runoff from operational areas will collect within the excavated void and will infiltrate to the underlying sandstone. Surface water drained from reclaimed and restored areas or screening bunds will discharge from the perimeter land drainage system and utilise the existing outfall. As a result, the discharge of site runoff is not predicted to exceed the existing Site discharge rate. Furthermore, as existing outfalls will be used, surface water discharges to the east will be maintained at existing levels and will not therefore reduce flows to Dean Clough.
- 10.88 Due to local topography any flooding of the land drainage systems in the vicinity of the site is not predicted to flow towards residential properties at South Crosland but would be directed to the steep sided valleys to the north and south of the site.
- 10.89 The applicant proposes to create a small shallow depression at the south eastern corner of the site which will act as a balancing lagoon receiving surface water from the south of the site.
- 10.90 The proposed land drainage systems, both during the construction phase and site restoration will replicate the existing system as far as possible and utilise the existing outfalls from the site. It will also provide filtration of runoff, thereby maintaining the existing treatment mechanism of runoff provided by the existing system. Therefore, the applicant considers that there will not be any residual effect on the quality of runoff discharged from the site.
- 10.91 Flows to existing land drainage outfall would be maintained during the operation of the site and following site restoration. Consequently outfall discharges to the water troughs at the junction of Scholl Hill, Midway Sandy Lane would continue at the same level.
- 10.92 Officers consider that, subject to the inclusion of planning conditions suggested by the Council's Flood Management Team, this proposal would accord with UDP policy M3, KPDLP policies PLP 27, PLP 28 and PLP36 and policy guidance contained in Section 11 and 13 of the NPPF with regard to drainage and potential flood risk.

10.93 Socio-economic Issues

- 10.94 The Council published its economic strategy in 2014 which provides an overview of the local economy, the vision for the area and the strategic priorities. The Council identified the following as economic priorities:
- Priority one: precision engineering and innovative manufacturing;
 - Priority two: innovation and enterprising businesses;
 - Priority three: workforce, skills and employment;
 - Priority four: infrastructure; and
 - Priority five: quality places.
- 10.95 This echoes the economic strategic priorities and initiatives set by the Leeds City Region's Local Enterprise Partnership (LEP), of which Kirklees is a member, to support the implementation of its Strategic Economic Plan. These are set out in the table below:

Strategic Priority	Initiative
Priority 1 – Growing Business	<p>1 – Implement coordinated and wide ranging action to radically increase innovation</p> <p>2 – Become a global digital centre – with specialisms in data storage, analytics, digital health and tech skills</p> <p>3 – Boost business growth, productivity, exports and investment by linking businesses to support and funding, including through the LEP growth service, skills service and trade and investment programme</p>
Priority 2 – Skilled people, better jobs	<p>4 – Deliver a ‘more jobs, better jobs’ programme to widen employment, skills, apprenticeships and progression opportunities, linked to NEET-free goals</p> <p>5 – Devise and deliver a programme of action to increase high level skills and close the gap to the UK average</p>
Priority 3 – Clean energy and environmental resilience	<p>6 – Targeted investments and innovation to make the City Region a leading edge centre for zero carbon energy</p> <p>7 – Make climate change adaptation and high quality green infrastructure integral to improving the City Region economy and its spatial priority areas</p>
Priority 4 – Infrastructure for growth	<p>8 – Deliver 30+ West Yorkshire Transport Fund schemes and progress towards a single ‘metro style’ public transport network, connected to major national / northern schemes such as HS2 and Northern Powerhouse rail</p> <p>9 – Develop and regenerate integrated Spatial Priority Areas, supporting employment, quality environments and the building of 10,000-13,000 new homes per year</p> <p>10 – Develop an integrated flood risk reduction programme, incorporating flood defences, green infrastructure and resilient development</p>

10.96 Since 2007 the unemployment rate has been higher in Kirklees than Great Britain although it has been generally lower than Yorkshire and the Humber region as a whole. The rate of unemployment in Kirklees is still higher than before the financial crisis when it was, in fact lower, than Great Britain.

10.97 In support of their application, Johnson Wellfield Ltd (JWL) has indicated that it is an important business for the local economy. It is within one of the more productive industries nationally, and in comparison to the local economy has higher levels of productivity. In recent years JWL has made considerable investments in capital equipment and its workforce’s skills and training. It plays an important role in the supply chain across Kirklees and Yorkshire.

JWL plans to grow its revenue base to £10 million by 2024, and the Scheme is a key component of this growth strategy. Ensuring it has an extractable supply of hard Yorkstone is fundamental to JWL's ability to provide a range of high quality products which are in demand across the UK. Retaining and supporting the future growth of JWL also aligns with local economic policy.

10.98 The applicant indicates that that this proposal would lead to both additional direct and indirect employment opportunities. During the construction phase of the development (preparation works) it is estimated that 12 temporary jobs would be generated directly with a further 10 'Spin Off' jobs. Of these jobs the applicant estimates 17 would be taken up by Kirklees residents.

10.99 During the operational stage of the development, the applicant estimates the proposal would generate an additional 8 permanent full time jobs and that this proposal would safeguard the existing 100 staff currently employed at their quarry operation.

10.100 As part of this proposal the applicant has highlighted a number effects and measures which would result in community benefit as a result of this development. These can be summarised as:

- Socio economic benefits to the locality resulting from the continued operation of one of the district's major employers.
- The applicant would be willing to establish a local liaison group which would meet regularly to discuss issues and resolve problems arising from the operation of the site.
- Make available its resource to undertake the maintenance of existing community facilities as agreed through the liaison group
- The creation of a footpath link between the existing public right of way on Turbid Lane and other public rights of way off Arbitrary Lane, which would be dedicated to the Council following the completion of the site restoration.

10.101 The applicant has also indicated that, as it considers to be part of the local community it would continue contributing to local charitable causes.

10.102 Planning Obligations

10.103 A number of matters relating to this proposal require agreement via a Section 106 Agreement. Heads of terms have been discussed and agreed with the applicant and are summarised as follows:

The provision of regular passing places along Arborary Lane and Nopper Road.

Following consultation with the Councils Highways DM team the position of passing places at strategic points along the above highways have been identified in order to ensure the increase in HGV movements along this route does not hinder the free flow of traffic. The implementation of these passing places would be required prior to mineral extraction commencing.

Linking the restoration of the airfield extension area to the commencement of mineral extraction at the planning application site

This would require that specific restoration works are completed at the Airfield Extension site before mineral is extracted at this site. Other than works to create the access onto Arborary lane, entry into the Phase 1 area would be subject to approximately 1.9 ha of the remaining Airfield workings being fully restored. Entry into the Phase 2 area would be subject to the whole of the Airfield site, a further 5.4 ha being fully restored.

The dedication of the proposed footpath link from Turbid lane Arborary lane

The applicant will provide a link between existing footpaths/byways (HUD/229/40 and MEL/8/10) and has agreed to dedicate this footpath link to the Council once mineral extraction works have ceased. The specification of the works involved will be provided and agreed as part of the S106.

The establishment of a liaison group

The applicant has agreed to organise the regular meeting of a liaison group. This would involve representatives from the local community and the Council. This would provide a forum where Issues and concerns arising from the operation of the site could be discussed and measures to resolve problems agreed.

The agreement of and subsequent implementation of a formal road cleaning scheme

Whilst it is proposed to require that wheel cleaning facilities are provided on site, it is likely that, on occasion, the highway will require cleaning particularly during very wet conditions. It is therefore proposed to seek a formal road cleaning strategy from the applicant which would detail the measures to be implemented to ensure that the highway network used to transport mineral from this site is cleaned when necessary.

The control of vehicle routing

It is proposed to require that all vehicles visiting or leaving the site follow the agreed route which only involves the use of Arborary Lane, Nopper Road and Blackmoorfoot Road.

10.104 Representations

The proposal would detrimentally affect the South Crosland Conservation Area.

Response: This matter has been considered in the sections of the committee report titled “Environmental Issues” and “Heritage Issues”

The operation of a quarry on this land will detrimentally affect the visual amenity of the area

Response: This matter has been considered in the sections of the committee report titled “Local Amenity Issues” and “Environmental Issues”

The development would have negative impact on the value of residential properties in the area.

Response: The affect this proposal would have on the value of local property values is not a material planning consideration and cannot therefore influence the assessment of this application.

The amenity of the area would be adversely affected by noise and dust resulting from activities at the site.

Response: This matter has been considered in the section of the committee report titled “ Local Amenity issues”

Highway safety in the vicinity of the site would be detrimentally affected

Response: This matter has been considered in the section of the committee report titled “ Highways issues”

Local wildlife would be adversely affected by this proposal,

Response: This matter has been considered in the section of the committee report titled “ Environmental Issues”

Quarrying this land would reduce the volume of water naturally draining from the site which would detrimentally impact on local water courses.

Response: This matter has been considered in the section of the committee report titled “ Hydrology/Drainage/Flood Risk issues”

This proposal would block an existing public right of way (Turbid Lane)

Response: Whilst this application is immediately adjacent to Turbid Lane (Byway HUD/229/40) it does not include the lane itself. There are no proposals included in this application to restrict access to Turbid Lane during the development of the site and should this be required a formal application would be required under the Highways Act to facilitate this.

This proposal would result in the loss of good quality productive farm land.

Response: The Agricultural Land Classification system categorises the best and most versatile land as either Grade 1, 2 or 3a. All the land included in the planning application is Grade 4 and is not therefore considered to be good quality productive land.

The landscape character of the area will be negatively affected by this proposal.

Response: This matter has been considered in the section of the committee report titled “ Environmental Issues”

This proposal will bring no economic benefit to the area affected by the development.

Response: This matter has been considered in the section of the committee report titled “ Socio –economic Issues”

The ecology of Dean Wood would be detrimentally affected due to changes in local water regimes resulting from this development.

Response: This matter has been considered in the section of the committee report titled “Environmental Issues” and “Hydrology/Drainage/Flood Risk issues”

The proposal could contaminate local water bore holes which supply some residential properties in the area.

Response: This matter has been considered in the section of the committee report titled “Hydrology/Drainage/Flood Risk issues”

The site fall within the Green Belt and this proposal is therefore inappropriate in this location.

Response: This matter has been considered in the section of the committee report titled “Principle of Development”

The construction of screen mounds would create an alien feature in the landscape.

Response: This matter has been considered in the section of the committee report titled “Environmental Issues”

The cumulative impact of this development has not been fully assessed in the application submission.

Response: Within the EIA submitted in support of this application, the applicant has provided an assessment of the likely cumulative impacts associated with this proposal. These have been summarised in the section of the committee report titled “Environmental Issues”

The applicant has not provided sufficient evidence to justify the need for the mineral resulting from this development.

Response: In their submission, the applicant has justified their need for minerals in terms of:

- Current Local and National Policy Context
- Resource, Operational and Economic Need
- Local Design and Development Need
- Locational Need

In particular the applicant emphasises that their business model is based on providing hard Yorkstone of varying characteristics (colour, texture and appearance) to supply the needs of their customers. Johnson Wellfield has indicated that in order to achieve this it needs to operate at least two working site (ideally 3). The applicant has indicated that the current Airfield extension area is likely to be exhausted of good quality block stone in 2018, which would only leave the Thewlis Lane Workings to provide all the production needs of the applicant. The applicant therefore needs to secure permitted reserves which can be brought on stream to fill the gap left once the Airfield extension area ceases block stone production.

11.0 CONCLUSION

11.1 This proposal would allow the continued production of a valuable mineral resource which is of national and local importance and for which permitted reserves at the applicant’s existing quarry are relatively low. The applicant has indicated that this proposal would provide an additional 1,000,000 tonnes of mineral which would supply the on site saw sheds for approximately 20 years. Consequently this proposal would help to safeguard in the region of 100 existing jobs and create additional employment opportunities.

11.2 Whilst it is acknowledged that this proposal would have a temporary impact on the amenity of the area, it is considered that with appropriate mitigation the adverse effects associated with this development could be satisfactorily alleviated to an acceptable level. The proposed restoration would tie in well

with those already approved for the existing quarry and the surrounding landscape and has the potential to provide a more diverse range of habitats than currently exist at the site. Although the proposal would result in the generation of additional daily HGV movements on the local highway network, it is considered that, subject to the improvements outlined above, this development would not create a significant risk to highway safety. Furthermore, Officers consider that this proposal would not have significant detrimental effects on the local environment.

- 11.3 It is therefore considered that as this proposal represents temporary development which is reversible and the potential long term benefits associated with the restoration of this site would outweigh the limited detrimental effects that would be experienced during the course of mineral extraction.
- 11.4 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.
- 115 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment)

Time Limits

- Standard condition requiring implementation of permission within 5 years of date of approval
- Condition requiring development to be completed by 31 December 2037

Plans

- Copy of planning permission and all approved documents to be available at all times at the site
- Development to be carried out in complete accordance with approved plans
- Condition to deal with the prior cessation of the development

Access

- All vehicular access to be taken from Arborary Lane
- Requirement to provide wheel washing facilities on site
- Limit on HGV movements at the site to 25 in and 25 out

- Scheme detailing the vehicle passing places on Arborary Lane and Nopper Road
- Provision of access and sight lines prior to development being brought into use
- Provision and agreement of a vehicle management plan
- Provision of a highway inspection regime

Land Stability

- Condition requiring the submission of a geotechnical stability assessment

Working Programme

- Condition and requiring construction specification for screen mounds
- Condition requiring the construction of screen mounds prior to commencement of mineral extraction
- Condition requiring site to be worked in accordance with approved phasing plans
- Condition requiring that the extraction void is not worked below approved topographical levels
- Requirement to provide an annual report regarding mineral extraction and backfilling operations
- Requirement to maintain monthly records of mineral extracted
- No discharge of foul or contaminated water into existing water regimes
- Drainage to pass through appropriate settlement ponds or similar system
- Screen hedge around overburden storage area to be planted within first planting season following approval of planning permission
- Overburden stored above ground not to exceed 2m in height from surrounding ground level

Soil stripping and storage

- No soil stripping until a scheme has been agreed to protect Brown Hare and ground nesting birds
- Topsoil and subsoil to be stripped separately prior to mineral extraction
- Soils to be stripped in dry weather conditions
- Condition requiring details of the quantities of soils stripped

- Soil storage mounds to be grass seeded

Restoration

- Submission of a detailed site restoration scheme
- Submission of an ecological enhancement scheme

Soil replacement

- Final backfill levels to be 500mm below final site level in order to accommodate soils
- Spreading of soils to be carried out in dry conditions
- Areas to receive soils to be ripped to relieve compaction and all objects larger than 75mm to be removed
- Top soils to be spread on restored areas to appropriate depths.
- A grass sward to be developed on restored areas to be used for grazing and grass/wildflower sward to be developed on areas restored to nature conservation.
- Requirement to carry out remedial works should the grass swards fail
Within 2 months of any restoration being completed a plan to be submitted to the MPA indicating extent and nature of restoration

Aftercare

- Condition requiring the submission of an outline aftercare scheme
- Condition requiring the implementation of the outline aftercare scheme
- Requirement to provide an annual aftercare programme
- Requirement to organise an annual aftercare site meeting to review progress

Protection of Amenity

- Hours of operation restriction 07:30 to 18:00 Mon. to Fri. 07:30 to 13:00 Sat
- Noise level restrictions as measured from noise monitoring locations
- Noisy Operations allowed for 8 weeks per year only to be carried out between 09:00 to 17:30 Mon to Fri 09:00 to 12:30 Sat
- No crushing or screening to take place at the site
- All plant and machinery to be operated and maintained in accordance with manufacturers specifications

- Proposed vehicle reversing systems to be submitted and approved by the MPA
- No blasting to be carried out
- Submission of a noise monitoring scheme
- Submission of a noise suppression scheme
- Prior to any excavation commencing, a clean supply of water shall be installed at the site
- Submission of a dust suppression scheme
- Submission of a dust monitoring scheme
- The site shall not be used for the storage of plant or equipment not directly associated with the operation of the quarry
- Removal of permitted development rights to erect buildings, plant or machinery etc.

Cultural Heritage

- Condition requiring archaeological assessment to be carried out prior to the development commencing
- The MPA to be notified of and archaeological finds during operation of the site

Background Papers:

Application and history files.

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f91213>

Site owned by applicant. However notice served on Kirklees Council 5 April 2017 as proposal would involve work to the highway