CIVITAS
Planning Limited

Application for the extraction of and removal from site of mineral reserves.

Arden Quarry, Birch Vale, New Mills, Derbyshire, SK22 1BY.

Supporting Planning Statement

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1.0 Introduction

1.1 This planning application is for the short-term, small-scale extraction of gritstone from the current Arden/Birch Vale Quarry complex, to provide construction aggregate, fill material and building stone. The application would ensure the sustainable extraction of remaining reserves on the site prior to sterilisation by permitted landfilling.

1.2 It should be noted that the term gritstone when used refers to Derbyshire sandstone. The previous planning applications at this site have been predominantly for the extraction of gritstone, however published documentation often refers to the material being extracted at the quarry as sandstone. See section 6 below.

2.0 Site Description and Surroundings

2.1 Arden Quarry and the neighbouring Birch Vale Quarry are located on the steeply rising slopes of the River Sett's southern valley side above the village of Birch Vale. Two miles to the east lies the village of New Mills and a mile to the west lies Hayfield. The quarry lies outside of the Peak District National Park boundary and Special Landscape Area.

2.2 The quarries began as two independent units, supplying building stone for the local area. From the 1950's the quarries changed to the crushing of stone for aggregates and were subsequently extended under a number of planning permissions. The 1990s saw coal being extracted from the site. A number of the planning permissions for mineral extraction on the site contain no end date.

2.3 The two quarries of 'Arden' and 'Birch Vale' are effectively now one quarry complex situated off Oven Hill Road between New Mills and Hayfield. Birch Vale is an unrestored quarry and Arden Quarry, located in the south-west section of the complex, is an extant quarry and licenced landfill site that is operated by P. Casey Enviro (Arden) Limited. The extraction area lies principally within the permitted landfill area.

2.4 The land currently comprising of an extant quarry and landfill site is in the process of being restored with commercial, industrial and household waste by P. Casey Enviro (Arden) Ltd. Land filling is taking place within cells being progressively graded to conform to adjacent unquarried land levels. Drawing "Arden Overview" shows the current areas being tipped, cell formation and capped areas.

2.5 The nearest residential properties are to the North and North-West on Morland Road, Oven Hill Road and the A6015 (New Mill/Hayfield Road). A number of isolated properties are also located to the south of the quarry complex.

2.6 The proposed development site covers an area of 5.071 hectares and is located within the eastern part of Arden/ Birch Quarry on land currently covered by a number of planning permissions. The key permissions for the current planning application area relate to NEM/1170/4 planning permission for landfilling; NEM/1061/10 for the extraction of gritstone and

CW1/0514/23 for green waste composting and CW1/0110/190 recycling area.

2.7 The northern and western boundaries are bounded by Oven Hill Road, the road falls from south to north, from 251m AOD to 196 AOD towards its junction with the A6015 Hayfield Road.

2.8 Access to the site is via the A6015 and Oven Hill Road. The slope to the north of the quarry is densely wooded and woodland trees bound the Oven Hill Road, views over the quarry being filtered by the tree cover. A pine plantation lies central in the quarry complex and towards the eastern boundary of the quarry.

2.9 The land associated with the planning application lies within green belt but outside of any other landscape designation. Land to the south and east is designated as a Special Landscape Area (SLA) within the current High Peak Local Plan. Although the policy is currently saved, the SLA has been reassessed and is in the process of being replaced by policy relating to landscape character within the submission document 2014 High Peak Local Plan. Land to the south (but not adjoining the application boundary) lies within the boundary of the Peak District National Park.

2.10 The adjacent lands are covered by two landscape character assessment types as identified in the Derbyshire Landscape Character Assessment. To the north and west, it is characterised as "Settled Valley Pasture" which consists of a pastoral farming landscape on moderate to steep lower valley slopes. To the east and south the landscape is characterised as "Enclosed Moorland", a more open upland farming landscape characterised again by moderate to steeply sloping gritstone hills, rough grazing areas with areas of damp pasture.

2.11 The village of Birch Vale lies to the north; consisting of mainly traditional gritstone buildings. The area contains a network of major and minor roads. The area is well covered by public footpaths, bridleways and tracks, giving good access throughout. New Mills footpath 142 lies to the south of the site; Hayfield Bridleway 1 runs to the east of the site and runs along Morland Road and New Mills Bridleway 127 runs along Over Lee Cottage Road joining Oven Hill Road north of the quarry access. None of these routes will be affected by the proposal.

2.12 Vehicular access to the facility would be via the existing quarry access point off Oven Hill Road. See drawing Access, P0961/LOCPLAN.

3.0 Planning History

3.1 The planning histories to both Arden Quarry and Birch Vale Quarry are lengthy and complex dating back to the 1950's. Permissions exist for both mineral extraction and infilling. A more comprehensive list of permissions is attached in Appendix 1. The relevant planning history is identified below:

3.2 Mineral permissions: Planning permission for the extraction of gritstone from Arden quarry has been covered by a number of planning permissions, 1441/9/1/A (1951) - the winning and working of gritstone; NEM/453

(1953)– extension to quarry working off Oven Hill Road; NEW/1061/10, (1962) – additional extension to quarry workings. This proposal lies predominantly within the planning permission boundary of the 1962 planning permission. This permission was granted subject to five planning conditions. There was no end date on this permission. This permission remains extant.

3.3 In 1992 planning permission was granted to extend Birch Vale Quarry for a period of four years and for the extraction of 900,000 tonnes of gritstone, HPK/988/027094 (1992). The permission was granted subject to 25 planning conditions and a 106 legal agreement. The legal agreement related to traffic routing.

3.4 In 1995 planning permission was granted to Clay Colliery Company Ltd for the extraction of a coal seam from within the existing Arden Quarry, CM1/1294/74. CM1/496/3 (1996) a further permission for the extraction of coal by opencast methods and the processing of overlying sandstone was granted in Birch Vale.

3.5 Landfilling Permissions: In 1971 planning permission was granted, subject to 7 conditions, Reference (NEM/1170/4) "to refill existing quarry excavations at Arden Quarry, Oven Hill Road, Birch Vale, New Mills" with inert and innocuous industrial waste. At the time that this planning permission was approved it was clear that extraction in the quarry had not ceased and was anticipated to continue and move in a more easterly direction. (Appendix 2).

3.6 In 1997 the Environmental Services Development Sub-Committee agreed to allow the disposal of commercial and household waste at Arden Quarry by a submission made pursuant to condition 2 of planning permission NEM/1170/4.

3.7 The operational landfill is also controlled by the Environment Agency under permit No EPR/BW14161Q issued 16 March 2015.

3.8 Recycling and Green Waste Composting: In April 2010 planning permission CW1/0110/190, was issued for the recycling of soils, construction demolition and excavation waste, and ash materials for use as a restoration material on the adjacent quarry.

3.9 In 2014 planning permission CW1/0514/23 was issued for green waste composting, storage and processing within the previously approved recycling area. Neither of these planning permissions has currently been implemented.

4.0 Site Background and History

4.1 Old Ordnance Survey maps show quarries in the Birch Vale/ Arden area from at least 1896. However the reserves in Arden Quarry complex relate to planning permission granted in the early 1950's for the extension of the then quarry workings. In 1962 and 1992 further planning permissions were granted for the extraction of gritstone. During the 1970's to 1990's the

quarry was operated by Birch Vale Quarry Limited who in the 1970's extracted some 50,000 tonnes of gritstone a year. Outputs steadily increased and in 1988 sales were in the order of 250,000 tonnes per annum. This level of output was expected to continue into the 1990's. The 1970's saw material being sold from the site for crusher run stone and for inclusion within ready mixed concrete. The main markets for the roadstone were South Manchester and the Stockport area.

4.2 Building stone production figures for 2004 - 2008 period shows an average of just under 50 tonnes being extracted annually at this site. Appendix 3 (Derby & Derbyshire Minerals Core Strategy Evidence Base). Mineral extraction took place by drilling, ripping and blasting and with on-site screening and crushing. With some of the building stone from the quarry being used in the local area for example in the Hayfield housing estate.

4.3 The Landfilling of Arden Quarry is permitted through planning permission NEM/1170/4 which was issued in 1971 and was subject to 7 planning conditions. (Appendix 2) There is currently no end date on the planning permission. The current planning permission requires that following infilling the finished surface should conform with the contours of the adjacent land and facilitate natural drainage. The site is operated by P. Casey Enviro (Arden) Limited.

4.4 Waste disposal commenced in 1998. The waste operation comprises of discrete cells within the confines of the existing gritstone quarry within the Arden complex. Shale material on site is dug and utilised as lining material. Tipping is currently taking place as well as cell formation. Drawing, Arden Overview (22.10.15.002) identifies the landfill situation. The site is engineered to take waste and a gas and leachate control system is installed and operational.

4.5 With regard to the proposed development and the requirement for an Environmental Impact Assessment. A screening opinion was sought from Derbyshire County Council who advised in October 2014 that an Environmental Impact Assessment would not be required for this development. Appendix 4.

5.0 Building Stone and Local Distinctiveness

5.1 Originally stone would have been sourced locally and the Birch Vale and Arden Quarries would have been an important source of local building material. See appendix 5 for photographs of Birch Vale stone being used in housebuilding. The quarry still contains a potential important source of building stone.

5.2 There is a growing recognition of the importance of local supplies of building material to supply local distinct materials which are essential for the maintenance and repair of buildings. The BGS indicate that:

"As individual types of building stone often have very distinctive characteristics they cannot be easily matched by stone from alternative sources. Maintaining a supply of local stone is, therefore, important in

preserving the continuity of local vernacular styles of architecture." (Building and Roofing Stone Fact Sheet March 2007, BGS)

5.3 It is also equally important that supplies are maintained for new builds where it is important that the development is in sympathy with the local and traditional built environment and landscape character.

5.4 Since the 1970's the use of locally sourced building and roofing stone has increased and has become an increasingly important factor in promoting local identity. Nationally traditional building stone has increased. BGS consider that the market for building stone is small but relatively buoyant.

5.5 The Derbyshire and Peak District National Park Building Stone Atlas, shows that the area, both historically and the present day ".... is seen as a major source of stone, both for local use and throughout Britain. For example, current refurbishment of buildings in Scotland relies in part upon sandstone quarries in this area". (2011)

5.6 It is clear from the English Heritage listings that there are over 120 listed buildings and structures just within the local parish areas of Hayfield and New Mills. There are also some 294 historic buildings at risk on the Buildings at Risk Register within the County of Derbyshire (Derbyshire County Council web site – September 2015). Derbyshire also has nearly 300 conservation area, of which 32 lie within the High Peak Borough Council area, the closest to the Arden Quarry complex being Hayfield, New Mills and Chapel-en-le Frith. These conservation areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". It is within these areas that any new development proposals would have to have regard to the architectural character of the area and detailing of buildings and be sympathetic with amongst other things the materials to be used.

6.0 Geology

6.1 Sandstone occurs in Derbyshire in the High Peak area north of Buxton as well as down the central spine of the County in the Derwent Valley. It is a rock formed from an accumulation of grains of sand, predominantly quartz. When the rock is coarse grained, with angular particles, as occurs in Derbyshire, it is known as gritstone.

6.2 The British Geological Survey shows the solid geology original ground level to overlie an unamed lower coal measure sandstone of Carboniferous age. From the quarry borehole information it is believed that the sandstones are predominantly Woodhead Hill sandstones which are very hard grey brown sandstones and Arley sandstones which are hard brown sandstones. Possibly sold as Arden Sandstone. There are no superficial deposits (formerly known as "drift" deposits). Borehole information clearly indicates mudstones being overlain by sandstones in this area. Appendix 6.

6.3 In terms of the structural geology, the site is shown to lie in a fault bounded block, on the eastern limb of the north – south trending Goyt syncline. An

east west trending fault with a downthrow to the south is shown along the southern boundary of Arden Quarry. Younger shales of the Lower Coal Measures are downthrown against the quarry sandstones by the southern boundary fault. Two east west trending faults, which converge, are shown to the north of the site along the line of the Sett Valley.

6.4 Gritstone and mudstones/shale's are both visible on the site.

7.0 The SEMMMS Scheme

7.1 Aggregate from the quarry can be utilised within the SEMMMS road scheme and associated works. Currently there is no direct east-west transport link through south east Greater Manchester and Cheshire East. The lack of this connection is contributing to congestion on major and minor roads. This means that people and goods cannot move easily, directly and efficiently. The A6 to Manchester Airport Relief Road has been identified as the best solution to address this problem, as part of the overall South East Manchester Multi Modal Strategy (SEMMMS).

7.2 The proposed SEMMMS scheme comprises of a new dual carriageway connecting the A6 to Manchester Airport. The new road is approximately 10 kilometres long, of dual 2-lane carriageway standard and would include seven new junctions and four improved junctions. It also incorporates a further 4 kilometres of existing A555 dual carriageway to the south of Bramhall (the central section of the scheme). There are four rail crossings in the new sections, as well as a pedestrian and cycle route which is proposed for the whole length of the scheme. The scheme is being jointly promoted by the three local authorities through whose areas it runs, Stockport, Cheshire East and Manchester City Councils. Appendix 7 SEMMMs route.

7.3 Department for Transport Approval of Orders were confirmed in early 2015 enabling the main construction works to commence in March 2015. The duration of the works will be for 2.5 years. It is expected that the road will open in autumn 2017.

7.4 As an integral part of the construction of the road there will be a requirement for aggregate as well as construction fill and the removal of spoil from the road line.

8.0 The Proposal

8.1 The application boundary is identified on Drawing Arden Location plan, P0961/LOCPLAN 17.12.15/003 and the extraction area is identified on Drawing, direction of working P0961/rockcut 22.10.15/007 and Drawing P0961/D/SEC/Rock BB-HH 17.12.15.003). All works will be contained within the current Arden/ Birch Vale complex.

8.2 The proposal consists of the following elements:

1. The application will cover an area of 5.071 hectares (of which 3.5 ha will be extraction);

2. The extraction and processing of some 100,000 cubic metres of aggregate and dimension stone from within the current boundary of the active landfill site, (approximately 180,000 tonnes)
3. The utilisation of the existing quarry access point off Oven Hill Road
4. The utilisation of wheel cleaning facilities, car park and office
5. On site mobile crushing and screening of aggregate materials;

6. Temporary stockpiling and storage of aggregate material and building stone;

7. Extraction to take place over a five year period from grant of permission.

8.3 Associated with the extraction there will be:

- The utilisation of existing facilities in the wider complex including water bowsing equipment and road cleaning.

- Under separate extant permissions the continued infilling and restoration of the quarry area with waste material in accordance with the appropriate planning permission and documentation.

9.0 Management and Control

9.1 The site will continue to be operated by P. Casey Enviro (Arden) Ltd.

10.0 Mineral Extraction Phasing and Operations

10.1 The landfill operations are currently being hampered by the presence of gritstone deposits on the site. The removal of this material is required in order to bring about the formation of an operationally sound landfill with an engineered surface capable of being lined and receiving waste. Material has already had to be extracted, and has until recently been taken off site in line with the Local Planning Authority advice at that time.

10.2 Overall the area for extraction has been limited to 3.5 ha and to an area in the east of the current permitted landfill site, the proposals would not affect or delay the current infilling and restoration, with no impact on the gas and lechate systems on site. Extraction will be undertaken primarily within the confines of the landfill permission boundary. Face failure may occur outside of the extraction boundary and face dressing may take place within the application boundary on an as and when required basis in order to meet current operational and safety practices.

10.3 On the site the shale base dips at some 30 degrees from east to west. Shale material has been extracted and used in combination with other materials to line the landfill site, thereby reducing vehicle numbers and sustainably utilising resources at source. The application seeks to regularise the situation and ensure that gritstone materials can be extracted and exported from the site. Current gritstone deposits on the site

have the potential to delay the landfill operation and impact upon the sites safety.

10.4 The quarry is expected to yield approximately 100,000m^3 of gritstone (some 180,000 tonnes). It is expected that the quarry will be worked over a period of 5 years. Extraction will be contained primarily within the confines of the landfill planning permission boundary. The stone will be excavated down to 238m AOD in the southern part of the extraction area and down to 233m AOD in the northern part. The extraction operations would be serviced by the internal haul road as shown on Drawing P0961/LOCPLAN 17.12.15.003.

10.5 The direction of working is shown on Drawing P0961/rockcut 22.10.15/007. Extraction will start in the south of the site working in an eastwards direction. Extraction will then take place from south to north.

10.6 Gritstone will be extracted by mechanical means from the face and base of the quarry. No blasting will take place on the site. Section 13 below identifies the plant and equipment to be utilised onsite. Due to battering of the final faces pre landfill, benching will not be required and face stability will be maintained.

10.7 The extracted aggregate material will not require washing, but will require crushing and screening using mobile equipment prior to export as a construction aggregate/fill. The processing plant will be located in the northern most part of the extraction area. When extraction moves into this area, the plant will be moved southwards, but will again be located at the base of the quarry and adjacent to the face.

10.8 Gritstone is a natural material and it can vary considerably, in colour, texture and in the amount of fracturing and bedding. Although on site borehole data is available (Appendix 6) the only real indication of building stone quality will be found as the stone is quarried. Previous experience has shown that not all the material will be suitable as building stone. The blocks of gritstone which are considered suitable for use as building stone will be temporarily stocked piled near to the processing plant. The blocks of gritstone will not be cut or dressed on site; all processing will take place off site. The building stone will be removed from the site at regular intervals for onward processing.

10.9 Infilling and final restoration of the site will continue to comply with the current infill planning permission requirements as identified in planning permission NEM/1170/4.

11.0 Site Operations

11.1 Loads leaving the site of aggregate/fill/building stone will be appropriately sheeted. Care will be taken to ensure that dust creation is kept to a minimum. All HGV's on leaving the processing area will be required to use the wheel cleaning facilities to reduce the risk of debris being transported onto the highway. The site already provides a mechanical road sweeper to clean the general areas, access way and the site entrance as necessary. This will continue.

11.2 All precautions will be taken to prevent nuisance from noise and dust. See sections 17 & 18.

11.3 It is not anticipated that a weighbridge will be provided and the necessary weighing will be undertaken at the face, the loading shovel will contain a calibrated weighing mechanism.

12.0 Impact Upon the Infilling and Restoration

12.1 The proposed extraction area falls within a number of proposed landfill cells. These cells are not anticipated to be filled during the extraction period. The proposals would therefore as previously stated not affect or delay the current infilling and restoration, or the gas and lechate systems on site.

12.2 The side slopes have been designed to provide for an engineered shape to create a cell for future infilling. The completed excavation landform will create a bowl at the bottom of the quarry some 60 metres below the edge/rim of the main quarries to the south, reducing to some 37metres along the eastern boundary of the site.

12.3 The Applicant has restoration obligations to comply with in relation to the 1971 planning permission (NEW/1170/4) which states that:

"The finished surface of the tipped material shall be progressively graded to even falls and levels so as to conform with the contours of adjacent unquarried land and to facilitate natural drainage. At no point shall this finished surface exceed the height of the nearest unworked land". (Condition 3)

13.0 Plant and Equipment

13.1 The site will be operated using the following plant and equipment

1 no. 40 t 360 excavator
1 no. Pecker
1 Mobile crushing plant
1 Mobile 3 way screening plant
1 no. wheeled loading shovel
1 no. 30t dump truck
Wheel cleaner
Existing water bowser
Reconditioned office facilities

13.2 The gritstone will be excavated from the site and once excavated will be processed using a mobile crusher and screening plant which will be situated in the base of the quarry. Crushing and screening of aggregate, will be according to market requirements.

13.3 All equipment and plant will be fitted with silencers to the manufacturer's recommendations and operated in accordance with Health and Safety at Work legislation. See sections 17 & 18 and appendix 10 & 11.

13.4 The processing plant will only process material extracted from the quarry. There will be no importation of aggregates for storage or processing.

14.0 Hours of Operation

14.1 Currently the site is operated by P. Casey Enviro (Arden) Ltd under a number of planning permissions and Environment Agency Permits and the companies own Environmental Management Systems. The proposed operating hours associated with the extraction and processing of stone are the same as those currently attached to planning permissions CW1/0110/190 (2010) (recycling area) which was issued in 2010 and planning permission CW1/0514/23 (green waste composting) issued in 2014.

14.2 The proposed operating hours (other than for environmental management and monitoring) are:

07:00 – 18:00 Monday – Friday
07:00 – 13:00 Saturdays
No operations will take place on Sundays, Bank or Public Holidays.

15.0 Security Lighting

15.1 The entrance to the site is gated with secure gates. The office will be manned at all times during the working day. The site will be locked outside operational hours to prevent unauthorised access. It is not proposed to provide lighting to the processing area other than on vehicles. CCTV cameras will be installed at the entrance area for security purposes.

16.0 Transport and Highways

16.1 A Highways assessment has been undertaken by independent consultants to accompany this application to Derbyshire County Council to look at the implications of the proposal on the highway network. Appendix 8.

16.2 In assessing the site the planning history and current planning permissions have been considered as well as key aspects of the current proposal in relation to the proposed time period of 5 years; vehicle routes; current vehicle numbers and potential for back haul.

16.3 There are a number of extant planning permissions on the Arden / Birch Vale site which are currently operational (see section 3 & 4 above and appendix 1). The main planning permission relates to the importation of waste materials for the infilling and restoration of the quarry. There are no restrictions on this planning permission in relation to the number of vehicle movements. Recent vehicle numbers associated with the landfill site were in the region of 125 – 350 imports a week. At its peak this equates to 700

HGV movements a week or 12 vehicle movements an hour (6 in and 6 out).

16.4 It is noted that when quarrying was taking place between the 1970's and 2010's it is understood that between 50,000 and 250,000 tonnes was extracted per annum. This would have equated to some 130 HGV movements a day at the higher levels, some 12 HGV an hour.

16.5 It is anticipated that the rate of extraction would result in a maximum of 100 HGV movements per day. (50 in and 50 out). With an 11 hour day this equates to around 10 vehicle movements per hour (5 in and 5 out). These are considerably less than the vehicle flows when the quarry was working at its highest mineral extraction outputs. It is anticipated that vehicles will exit the site northwards, down to A 6015, Hayfield Road. Most will then turn left towards New Mills and the A6, some will go right and towards Hayfield. It should be noted that HGV operations once they have left the site are not in the control of the operator.

16.6 The proposed vehicle flows are well within the junctions operational capacity. Given the projected volumes of HGV's and employees to the site, highway capacity will not be affected as the proposal will not have any material impact that could be deemed "severe".

16.7 Current working practices on the site allow for dust suppression, wheel cleaning and road sweeping. This will continue. The operating Company also have environmental management procedures which are in place to ensure that access roads are maintained to a high standard to minimise traffic hazard, dust, mud, spillages etc as well as a particulate matter management and monitoring which looks to minimise matter escaping beyond the boundary. (Appendix 9)

16.8 It is anticipated that as well as continuing with the above measures it is intended that the operator will also implement a Conscientious Driver Regime, a method which has proven to be successful on other sites run and managed by the operator. The applicant is content to agree the details of the proposed Regime with the Authority prior to implementation. An example of a regime is attached and discussed further within Appendix 8.

16.9 The technical assessment of the application in highway terms concludes that there is no highway reason that would cause any adverse highway safety or traffic concerns for this application and that there are no recognised highway capacity problems in the area.

17.0 Noise Assessment

17.1 A noise survey and assessment has been undertaken by independent consultants to accompany this application to Derbyshire County Council. Appendix 10.

17.2 The assessment has identified that around the application site the noise climate is dominated by road and traffic mainly using the A6105 and more distant roads within the valley. Additionally aircraft noise was noticeable from aircraft using Manchester Airport.

17.3 Noise from the site would be produced by vehicles accessing and leaving the site and use of vehicles and plant within the site.

17.4 The closest residential receptors are to the north of the site on Morland Road, Oven Hill Road and Hayfield Road. There are also a couple of isolated farms, one to the west Over Lea Farm and one to the east, Barns Fold Farm, both of which are in excess of 600 metres from the application site. The topography of the area and with the extraction taking place at the base of the quarry no surrounding properties would have direct line of sight of the operation.

17.5 Predicted noise levels from the quarrying operation at the closest receptor locations are below the existing background noise levels and well below the guideline levels given by the NPPG.

17.6 The increased number of HGV movements associated with the proposal would give rise to a just noticeable increase at the properties fronting Oven Hill Road close to the junction with the A6105.

17.7 It is considered that the proposed operation could be satisfactorily undertaken with no unacceptable noise impacts on nearby residential receptors.

17.8 Based on the noise assessment there are no specific mitigation measures that would be considered necessary, however there are generic good practice mitigation measures that can help in reducing noise emissions at the site to a minimum and it would be the intention to ensure that all vehicles, equipment and plant are appropriately maintained and quiet plant options are used wherever possible. It is the Company's policy to maintain their equipment regularly to minimise noise emissions and to utilise the quietest plant possible for the task required.

18.0 Air Quality and Dust Assessment

18.1 An Air Quality and Dust Assessment report has been undertaken by independent consultants to accompany this application to Derbyshire County Council. Appendix 11. The assessment considered the potential impacts of air quality and dust on sensitive receptors from all activities associated with this proposal. Impacts have been considered from Heavy Goods Vehicle (HGV) tailpipe emissions and fugitive dust emissions from mineral extraction activities.

18.2 Plant and equipment will be located within the quarry and at a level lower than the current adjacent unquarried land. Sensitive receptors are in excess of 300 metres from the proposed quarry and for the vast majority of the time would be upwind. Consequently the risk of dust that may have an impact on the amenity of the residents is extremely low.

18.3 The nearest SSSI ecological receptor is some 3 kilometres to the north east of the site beyond the village of Hayfield.

18.4 High Peak Borough Council carries out no monitoring of particulates in the area. There are no Air Quality Management Areas declared in the locality through the Borough Council. Prevailing wind is from the south and to a lesser extent from the west. This would indicate that properties to the north and north east would be most at risk from wind conditions.

18.5 Due to the distance attenuation and screening afforded at the nearest sensitive residential receptors the risk of adverse dust soiling impacts has been assessed as negligible or 'low' according to the Institute of Air Quality Management (IAQM) construction dust assessment guidance.

18.6 An assessment of dust track out considers receptors within 50m of the road length used for transporting materials and up to 500 metres from the site entrance of large sites. Assuming traffic turns onto the Hayfield Road there are approximately 60 receptors within 500metres of the site entrance. Accordingly the risk from dust soiling from vehicle trackout is classed as high risk. The proposed road sweeper visits, vehicle cleaning facilities and on-site water bowser would reduce the likely risks of dust soiling from on site and vehicle tracked out dust emissions. Further mitigation measures are recommended below.

18.7 To conclude the assessment has shown that there would be no air quality health impacts issues resulting from the proposed activities.

18.8 There are predicted to be no ecological receptor dust impacts.

18.9 Due to the distance attenuation and screening afforded at the nearest sensitive receptors to the working site, dust soiling impacts have been assessed as negligible or low.

18.10 The dust assessment has indicated that the largest risk from dust emissions would be from dust soiling to a moderate number of nearby roadside properties from track out of dust from site departing vehicles. Effective mitigation measures are required and the implementation of the recommended mitigation measures should adequately control dust track out and significantly reduce the risk. The following best practice mitigation measures are to be implemented on the site:

- Vehicle cleaning facilities (this would play a major role in minimising the amount of dust tracked out beyond the site);
- Avoid dry sweeping of large areas
- Ensure vehicles are covered to prevent the escape of materials onto the highway
- Inspect on site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable
- Record all inspections of haul routes and any subsequent action in a site log book
- Regularly damp down haul routes
- Ensure that there is an adequate area of hard surface road between the wheel wash facility and site exit
- Hard surface haul routes where practicable
- Speed limits on site

- Site layout – dust generating activities such as crushing, screening and stockpiling to be located in the lower basin of the quarry away from receptors;
- Areas of loose, stripped and bare ground as well as stock piles and haulage roads to be damped down during dry and windy conditions;
- Monitoring of onsite conditions when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions
- Loading and tipping heights to be kept to a minimum

18.11 Good practice mitigation measures should ensure that all potential dust nuisance issues are eliminated. The operating company already have a mud management plan for the site as well as a particulate matter management and monitoring scheme. (Appendix 9)

19.0 Hydrology and Drainage

19.1 Surface water currently flows through the site from south to north. Current working practices mean that the flow channel will vary and is amended on site. All surface water is currently controlled within the site and collected in settlement ponds and drains through soak aways in the north of the site. Water is either reused on site or soaks away /pumped out and processed though the Arden Quarry facilities. There are considered to be no hydrological or drainage issues associated with the proposals.

20.0 Visual Impact

20.1 A Visual Appraisal has been undertaken by independent consultants to accompany this application to Derbyshire County Council. Appendix 12.

20.2 The extraction area is a small part of the overall Arden and Birch Vale quarries complex, where stone has been extracted since the 1890's with extensive extraction taking place between the 1950's until recently. Arden Quarry is being restored in a phased manner from west to east by the importation of waste materials, with an after use of agricultural and heathland pasture in keeping with the surrounding landscape.

20.3 The extraction site in most directions is visually closed off by landform and topography, walls, hedges and hedgerow trees, copses, woodlands and the emerging landfill associated with the restoration of Arden Quarry. There are significant long distance views of the main quarries, however no significant views of the extraction site and relatively few middle distance views. It was therefore considered appropriate that the site be examined from selected viewpoints all around the site but to concentrate on near receptors, especially along roads, tracks and public footpaths and on some primary residential receptors near to the site.

20.4 This assessment identified 11 potential receptors and associated viewpoints which were then photographed and assessed for sensitivity to the proposals. At all 11 receptor locations the existing visual impact of the site would be unaffected by the proposals.

20.5 Views from the North - There are many viewpoints on the northern slopes of the Sett Valley from which it is possible to see the Quarries. However the excavation site is screened by the setting in the base of the quarry, landform, woodland and the emerging restoration of Arden Quarry. There will be no visual impact created by the proposal.

20.6 Views from the East - The land to the east of the quarry slopes down to Hayfield before rising again to the high moors of Kinder. Along the eastern side of the main quarry the land rises steeply with a high stone wall on the boundary. This effectively screens the quarry and also the excavation proposals in the base of the quarry. There will be no visual impact created by the proposal.

20.7 Views from the West - The quarries from the near distance are well screened by stone walling, planting and the emerging restored land to Arden Quarry. From far and middle distance views, the quarry is clearly visible however due to the setting of the excavation proposals in the base of the quarry the development will not be visible. There will be no visual impact created by the proposal.

20.8 Views from the South - There are many viewpoints from which to see the quarries from the south. The views of the extraction site from Public Footpaths, Roads and tracks, however are well screened by landform and vegetation and by both the setting in the quarry and the emerging restoration in Arden Quarry. There will be no visual impact created by the proposal.

20.9 The overall general conclusion from the Visual Appraisal is that due to the setting within the quarry, existing topography, vegetation, woodland, walls and the emerging effect of the restoration of Arden Quarry, the extraction proposals will have no detrimental effect on the existing Visual Impact of the quarry, receptors and surrounding areas.

21.0 Peregrines

21.1 A visual sighting of a peregrine in the vicinity of the quarry has been noted. The quarry and quarry faces are not being used for nesting. No known nesting spots are located within or immediately adjacent to the quarry. The nesting sites of protected birds species will not be disturbed.

22.0 Public Rights of Way

22.1 No footpaths or bridle ways are crossed by the application site, there is however a network of both in the area, with New Mills footpath 142 lying to the south of the site; New Mills Bridleway 127 lies along the Overlea Cottage Road to the west of the application site. There will be no impact from the proposals on the public rights of way within the adjacent area.

23.0 The Need for the Mineral

23.1 ***Aggregate***

23.1.1 The mineral reserves within the application area consist of high quality aggregate and dimension stone. The proposed mineral operation will enable the recovery of both aggregate and dimension stone from the quarry. Stone from the beds now proposed to be worked have previously supplied the aggregate, cement industries and building stone markets.

23.1.2 Overall sandstone aggregate production for the 10 year period 2004 - 2013 (latest Regional Aggregate Working Party (RAWP) published figures East Midlands Aggregate Working Party (EMAWP) 2013 report published December 2014) within Derbyshire was 0.5787 million tonnes, an average of 0.05787 million tonnes per annum. The equivalent figures for limestone and dolomite production in Derbyshire was a total sales of 69.607 million tonnes with an average sale of 6.9607mt per annum. Sandstone aggregate production equating to less than 1% overall. It is clear that overall sandstone aggregate production within Derbyshire is small and while potential reserves may be large, deposits of acceptable quality are scarcer. Working of acceptable quality sandstone (gritstone) aggregate has taken place at Birch Vale / Arden Quarry.

23.1.3 The apportionment of aggregate supply within the East Midlands for the period 2005-2020 was endorsed by the East Midlands Regional Assembly in 2010 and is set out in the EWAWP 2012 and more recent 2013 Reports (see appendix 13 EMAWP 2013 tables 1 & 2). However with the abolition of the Regional Assemblies the figures were not tested through a public examination and were not included in any Plan.

23.1.4 For Derbyshire between 2005-2020, the crushed rock apportionment indicated that some 139.9mt should be supplied with an annual provision of 8.74mt. This apportionment figure was for limestone and igneous rock only. Chalk and sandstone were not included in the apportionment exercise.

23.1.5 At a meeting of the East Midlands Aggregate Working Party (AWP) on 4 February 2013 it was agreed that these figures were based on out of date information as well as being based on a period of economic growth and should not be taken into account when determining new apportionment figures. (Appendix 14 LAA 2014 page 8)

23.1.6 The National Planning Policy Framework introduced annual Local Aggregate Assessments (LAA). Mineral Planning Authorities were to plan for a steady and adequate supply of aggregates through the preparation of amongst other things a Local Aggregate Assessment. These LAAs were to be based on a rolling average of 10 years sales data and any other relevant data.

23.1.7 Currently Derbyshire County Council; Derby City Council and the Peak District National Park Authority work jointly to produce a Local Aggregate Assessment. The latest survey information is from 2013 and contained in their publications of 2014. The LAA acknowledges that the *focus* of aggregate production is on limestone rather than sandstone and gritstone, due to its quantity and quality. As previously stated this should not be taken to infer that the gritstones from Arden are not acceptable in quality for the proposed aggregate purpose. They have been successfully employed over the years in numerous road building schemes.

23.1.8 The most recent LAA (2014) indicates sales for all crushed rock inclusive of gritstone/sandstone. For the 10 year period 2004-2013 Derbyshire sales were 6.96mt. With the most recent 3 year average being 6.09mt (figures derived from LAA 2014). Derbyshire being a significant net exporter. Derbyshire has significant resources of hard rock when compared to other areas of the country. The LAA acknowledges that "..it will be important to maintain this level of supply in order to sustain and stimulate national economic growth." The inclusion of sandstone / gritstone in the published figure is a recognition of the role that it has to play in overall provision.

23.1.9 The NPPF also identifies that wherever practicable that the maintenance of landbanks should be from areas outside designated areas such as for example National Parks. This is taken on board within the LAA which indicates that Derbyshire County Council (DCC) agreed that quarries in Derbyshire would compensate for the majority of the displaced provision from the adjacent PDNP. Derbyshire County Council has agreed to this approach throughout this plan period (2005-2020). With this in mind the 10 year sales figures were revisited, applying a 10% reduction to the PDNP figure and applying it to the DCC figure. This would mean 7.27mtpa sales for the Derbyshire area. At that rate it is considered that there would be a landbank at 2030 of 68 years.

23.1.10 It would seem that the original apportionment figure was not ratified through any plan; was based on a figure which excluded sandstone; is now considered to be out of date and has not yet been formally replaced. The current LAA while it has now been agreed by the EMAWP at its January 2015 meeting (identified in Towards a strategy for aggregate crushed rock Dec 2014) again has not yet been ratified through the development plan process. The current minerals development plan for Derbyshire made provision for the supply of minerals for the period 1991 to 2006. It has yet to be formally replaced. The current Minerals and Waste Development Scheme available on the DCC web site (2009) still identifies a Minerals Core Strategy which should have already been delivered. The available Development Scheme is again clearly out of date. The current EMAWP report indicates that the timetable is under review.

23.1.11 This proposal is for the extraction of only 100,000m^3 of gritstone/sandstone, equating to approximately 180,000 tonnes. Not all of this material will be for the aggregate market with some material being sold into the building stone market. Assuming that some 60% of the material were to be utilised in the aggregate market this would mean approx 108,000 tonnes going into the aggregate market. In terms of the overall aggregate reserves this would be less than 0.01% and should the aggregate meet the SEMMMs project and timetable, material would be required within 2.5 years, that is sales of approximately 54,000 tpa for the next two years to meet the opening SEMMMs timetable of Autumn 2017. Or alternatively less than 1% of the overall annual projected sales for Derbyshire.

23.1.12 This is not and will never be a large operational concern. The key aspect of the development would be its ability to provide a mineral of a required quality sustainably on land outside of the Peak District National Park and within close proximity to the intended market. It would avoid the greater proliferation of sites and would confine future working to areas where some

degree of environmental disturbance has already taken place. It would be from within a quarry area and extant landfill. Its development prior to landfilling would ensure that a finite resource was utilised sustainably and appropriately (NPPF 142) as well as ensuring that the LPA would be sourcing mineral supplies indigenously (NPPF 143) and allowing for prior extraction.

23.1.13 The proposed development will be akin to a "borrow pit" in that the applicant is seeking a temporary operation covering a 5 year period, the majority of the extracted material would be hoped to serve a major civil engineering projects, the SEMMMs. The site and engineering project are at the closest point only some 7 miles apart and their proximity would ensure that construction traffic would be reduced on a wider area and that transport of the mineral would be minimised on the public highways. The proposals location within a current operational landfill and former quarry ensures that there is little in the way of additional environmental impact from the proposed development. The use of the minerals prior to being tipped on would ensure the sustainable use of a finite resource. The site can be satisfactorily reclaimed and is already covered by appropriate restoration proposals.

23.2 ***The need for local building stone***

23.2.1 The need for dimension stone is recognised within the National Planning Policy Framework. National policy requires MPA's to consider how demand can be met recognising the small scale nature of such developments.

23.2.2 The principal sources of building stone in England are Jurassic Limestone and Carboniferous Sandstone in the East Midlands, Yorkshire and Humber. The gritstone (sandstones) within Arden Quarry consists of sandstones of carboniferous age. There was no sandstone building stone sales recorded in Derbyshire for 2013 (EMAWP 2013). For the same period in the Peak District National Park just over 118,526 was recorded. The total annual production of all building stone for Derbyshire in 2013 was 145,949 tonnes. As the needs for such stone is not apportioned on a regional basis it is not possible to consider the contribution which the reserves would make either regionally or within the East Midlands. However, taking an approximate 40 % building stone split for the site this would equate to a proposed annual production in the region of 14,400 tonnes pa and could provide 10 % of the total annual production of building stone. A small but important amount.

23.2.3 RJB Construction a local building company who undertake both new build and renovation and restoration work, currently imports building material from Yorkshire and Matlock. Transportation costs add greatly to the expense. They have a new building stone facility in Glossop and are very keen to source local stone. They work locally as well as around the Country. Attached at Appendix 15 is a letter from RJB Construction, a stone merchant in the local area, expressing genuine interest in the supplies from Arden Quarry.

23.2.4 In April 2010, only 10 quarries were identified in the Derby and Derbyshire Minerals Core Strategy DPD – Evidence Base (Appendix 3) as producing stone specifically for building purposes. Birch Vale was identified as one of

those quarries. During the period 2004 – 2008 building stone production from Birch Vale was around 50 tonnes per annum. This equates to approximately 4 tonnes a month. A very modest extraction rate.

23.2.5 It is however anticipated that due to the extraction of aggregate that the level of overall building stone extraction will be higher the previous 50 tonnes per annum, however, it would still remain modest. RJB Construction indicate that they could handle in the region of 200 tonnes a week from the site. It is anticipated that approximately 40% of the total extraction would be building stone.

23.2.6 It is clear from the submission draft of the High Peak Local Plan (April 2014) that development will be directed towards the most sustainable locations in accordance with the settlement hierarchy of market towns, such as New Mills (main focus of development) and larger villages such as Hayfield (modest scale of development) smaller villages such as Birch Vale (limited development). Some 744 dwellings have been identified as being allocated in the High Peak submission draft of the Local Plan in the Central area of the Borough, that is the area inclusive of New Mills, Birch Vale, Hayfield, Chapel-en- le frith and Whaley Bridge. Appendix 15 identifies a clear local need for the stone.

23.3 ***Alternative sources of supply***

23.3.1 As indicated earlier in this report the SEMMMS project is now underway. This hard rock quarry lies the closest to the new road line of any active quarry. There are alternative sites; however some of these are currently inactive such as those at Harrop Edge, and Buckton Vale in Tameside, and Gawsworth, Rough Hey and Lee Hills in Cheshire. Other quarries in the vicinity are identified in their respective AWP reports as active but it is clear that for example the Kerridge quarries (Bridge, Sycamore and Endon) in Cheshire East produce only very small quantities of aggregate, with 2010 production being in the region of 1,000 tonnes and for 2009 the region imported over 99% of its crushed rock requirements. All of these sites lie further away from the SEMMMs route. Mouselow Quarry, Derbyshire produces only small amounts of material (around 2-5000 tonnes annually) (2014 LAA) and Hayfield Quarry is currently not in production. There are other active gritstone, sandstone, limestone and sand and gravel sites however some of these lie within the Peak District National Park such as Dove Holes, Wimberry Moss and Shire Hill and Stoke Hall and are at a greater distance to the road line than Arden. Offerton sand and gravel quarry lies closest to the road line but this is closed and only open for recycled aggregates.

23.3.2 This site provides a local site to the proposed road line. The highways in the vicinity are capable of accommodating the proposed traffic levels.

23.3.3 With regard to the supply of building stone Derbyshire County Councils identifies the following in the documentation Towards A strategy for building stone (2015)

"It is not now considered a realistic option to make provision for the future working of building stone through the identification of specific sites. The issue with building/dimension stone is not so much where it is extracted

from as to the quality of the mineral and the likely end market. For this reason, the Councils do not propose to restrict new building stone quarries geographically but to judge proposals on strict criteria on the quality of the stone, size of site/output and intended markets. As building stone workings are likely to be relatively small scale and limited in number, a criteria policy is considered to be the most appropriate and realistic approach to enable provision to be made for the working of this resource over the Plan period."

24.0 Policy Context

24.1 The relevant planning policy background against which the application will be determined will be:

- The National Planning Policy Framework (NPPF)
- Planning Practice Guidance to the National Planning Policy Framework
- Saved policies of The Derby and Derbyshire Minerals Local Plan (DDMLP)
- High Peak Local Plan (HPLP)

24.2 ***National Planning Policy Framework***

24.2.1 The core guiding principle of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development, economic, social and environmental. The roles should not be taken in isolation because they are mutually dependent. (NPPF para 8).

24.2.2 An economic role, looking to support growth and innovation and including the provision of infrastructure. This application looks to supply aggregate material for the development of critical local highway infrastructure for example the SEMMMs project. It will also supply building stone which can be used locally, ensuring development sympathetic to the character of the area, ensuring the protection and enhancement of the natural and historic environment and continued economic role from employment and tourism. The extraction of rock will benefit the economy by its direct and indirect employment quarry operatives, contractors and drivers.

24.2.3 A social role, supporting strong, vibrant and healthy communities. Creating a high quality built environment. This application would provide the much needed building material which will have the ability to help create a high quality built environment. The extraction of material in an area outside of a designated National Park or other landscape designation, lying within the current Birch/Arden Quarry complex adjacent to a current landfill would ensure that any impacts are kept to a minimum. The adjacent highways are capable of taking a range of vehicle types including lorries.

24.2.4 An environmental role, contributing to protecting and enhancing the natural, built and historic environment, helping to use natural resources prudently. This application will help to ensure that an indigenous mineral reserve is utilised prior to tipping taking place. Its prior extraction ensuring

a prudent use of a finite resource. And ensuring a contribution to the built and historic environment.

24.2.5 "To achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system" (NPPF 8). The application seeks to provide aggregate materials to help relieve congestion on both major and minor roads ensuring that goods can be moved easily, directly and efficiently. It will help in the provision of local building stone, providing for the ability for better design, preserving and enhancing the built and countryside environment. It would look to ensure the prudent use of a finite resource, as gritstone would be extracted from a former quarry area, which is within a current landfill site. The operation would not necessitate the re-opening of a gritstone quarry in order to provide much needed stone and would have minimal impact upon the landscape quality and character of the area.

24.2.6 Section 13 details national planning policy with regard to "Facilitating the sustainable use of minerals" and identifies that minerals are essential to support sustainable economic growth and our quality of life and it is important that there is a sufficient supply of material to provide infrastructure, buildings, energy and goods that the country needs. It identifies that minerals are a finite resource and that it is important to make the best use of them.

24.2.7 The NPPF therefore clearly supports the extraction of the remaining reserve, as policy advocates that great weight should be given to the benefits of mineral extraction. It also supports small scale extraction of building stone being met at or close to relic quarries taking account of the need to protect designated sites.

24.2.8 The proposed extraction complies with the NPPF in that it will be from within an existing quarry area currently undergoing phased landfill, a site which lies outside of any landscape designation and outside of the Peak District National Park. The reserves will be sterilised by the landfill operation if not extracted now. The landfill operations require engineering. There will be no unacceptable adverse impacts on the locality, noise and dust impacts will be mitigated and the nesting sites of protected birds species will not be disrupted. The site is already covered by a restoration scheme returning the land to agriculture.

24.3 ***Planning Practice Guidance to the National Planning Policy Framework***

24.3.1 This online resource provides guidance on the planning of mineral extraction in plan making and the application process. The guidance tells us that the focus of the planning system is on whether the development is an acceptable use of the land. The proposal is for the continued extraction of gritstone, a use which has already received planning permission and on land which has been an operational quarry until a few years ago. It is not a new use of the land. As to the impact of the development and its cumulative impact, the proposal again clearly shows that there will be no unacceptable adverse impacts on the locality, noise and dust impacts will be mitigated and the nesting sites of protected birds species will not be disrupted.

24.3.2 As far as aggregate landbanks are concerned the guidance makes it clear that there are no maximum landbank levels and that each application for mineral extraction should be considered on its own merits, regardless of the length of the landbank. There are a number of reasons why an application for aggregate minerals development is brought forward in an area where it may be considered that an adequate landbank exists, such reasons may include the inappropriate location of reserves to the main market and hence conversely the appropriateness of the proposal to the main markets. The proposal is for small scale extraction close to the main market for a defined project.

24.4 ***Saved policies of The Derby and Derbyshire Minerals Local Plan (DDMLP)***

24.4.1 The current Minerals Local Plan for the area, the Derby and Derbyshire Minerals Local Plan made provision for the supply of minerals for the period 1991 – 2006. While a number of these policies have been saved there is currently no replacement to this plan. In reviewing the policies contained within it therefore, there is a need to consider their conformity to the NPPF.

24.4.2 It is clear that since the local plan was adopted and the policies were saved that *"Government policy has changed with the publication of the NPPF in 2012 and the National Planning Practice Guidance in 2014, and the reconsideration of excessive landbanks is not referred to in this document. It is important to note now that one of the Government's key objectives is to promote sustainable economic growth, and an approach which seeks proactively to reduce the landbank of crushed rock may appear to be contrary to this objective."* (Towards a Strategy for Aggregate Crushed Rock, DCC Dec 2014).

24.4.3 With this in mind the main objectives of these policies are to ensure the provision of sufficient extracted material from within Derby and Derbyshire, with the minimal level of environmental and amenity impact, whilst ensuring that extraction sites are restored to a satisfactory standard and after use.

24.4.4 The proposed development is akin to a "borrow pit" in that the applicant is seeking a temporary operation covering a 5 year period, the majority of the extracted material is likely to support local civil engineering projects such as the SEMMMs. The site and this engineering project are around 7 miles apart and their proximity would ensure that construction traffic would be reduced on a wider area and that transport of the mineral would be minimised on the public highways, thereby reducing impacts on a wider area. The proposals location within a current operational landfill and former quarry ensures that there is little in the way of additional environmental impact from the proposed development. The use of the minerals prior to being tipped on would ensure the sustainable use of an indigenous finite resource and prevents its sterilisation. The site can be satisfactorily reclaimed and is already covered by appropriate restoration proposals.

24.4.5 The proposed operation is small in scale and would provide much needed building stone as well as aggregate. The proposals accords with the following Local plan policies, MP1 – MP5; MP10 & 11; MP17-19 & MP 34.

24.5 ***High Peak Local Plan*** – saved policies (HPLP-SP)

24.5.1 High Peak Local Plan (HPLP) was adopted in March 2005. The High Peak Saved Local Plan Policies (HPLP-SP) document was prepared post 2008 following a "direction" from the Secretary of State. The planning policy contained within the HPLP-SP directs development to those built up areas around towns, villages and larger hamlets to ensure that development and growth are sustainable and in doing so looks to conserve and enhance both the built environment and open environment, i.e. the countryside. Conserving and enhancing the quality of the environment is a major theme of the plan. Part of that conservation and enhancement revolves around developments being sympathetic to the character of the area, character, form and design being important elements. The current local plan indicates that the more sensitive the location the more likely it is that the Council will require the use of natural stone. Paragraph 5.6 above indicates the level of listed buildings and conservation areas close to the quarry. There is a clear need which this proposal would help to satisfy. The townscape and landscape continue to be critical elements of the submission draft local plan (April 2014) as do the protection and enhancement of the natural and historic environment.

24.5.2 The proposal lies outside of the Special Landscape Areas (a designation that is now being superseded) and the Peak District National Park. It would be located at a low level where the additional visual impact would be negligible. It would not create unacceptable loss, nor suffer from unacceptable levels of general amenity, as a result of pollution, traffic and risk from hazardous substances. The proposal will not be affected by its sitting within and adjacent to a landfill site. The highway in the vicinity can reasonably accommodate the anticipated traffic without harming highway safety or local amenity.

24.5.3 The proposed operation is small in scale, situated within a current quarry area and adjacent to a current landfill site. The development would provide much needed building stone as well as aggregate. The proposals accords with the following Local plan policies, GD4 -5; GD 12; OC1, 4,& 5 and TR4.

25.0 Conclusions

25.1 The site has a long history of mineral planning permission and mineral extraction, with stone having been extracted and the site being recorded as being an active mineral site as late as 31 December 2013. The principle of extraction at this site has already been approved. This application seeks only to continue and regularise the extraction of material from a current operational quarry area.

25.2 The development being proposed would take place within a largely previously worked quarry complex. Extant permission for the extraction of

gritstone is in existence at the site. The proposal would be within and adjacent to a long established operational landfill site. The extraction operations would not prejudice the timing and viability of the current landfill or the final restoration of the quarry.

25.3 The extraction of some 100,000 m^3 of gritstone would meet the needs of the current landfill operation by providing for an engineered base. While extraction of mineral to facilitate this already takes place on the site, the market for the product is currently denied. Extraction would meet both the local aggregate market and the local building stone market. The proposed mineral operation would be modest in size and would enable the recovery of aggregate materials as well as high quality dimension stones. Stone from these beds has previously been worked and has supplied both the aggregate and the building stone market.

25.4 There is an identifiable need for the mineral. Current levels of supply do not provide a justifiable reason for refusal.

25.5 This proposal ensures the sustainable use of an indigenous material and ensures the efficient use of materials in line with sustainability objectives. It would also ensure that key markets are supplied. The use of the current facilities on the site will make the best use of improvements already carried out to protect the local environment e.g. screening, site management, haul roads, and wheel cleaning.

25.6 "To achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system". This application will allow all elements of the sustainable development to be fulfilled in line with National Planning Policy.

25.7 Its scale, design & sitting will not materially harm the purposes or valued characteristics of the adjacent national park. It will allow for a small amount of material to be extracted, a movement away from extraction in designated areas such as the National Park. And a supply of much needed building stone which can be utilised in local projects. Operations will be screened from adjacent properties and viewpoints. Good practice mitigation can be put in place to ensure that all dust nuisance issues do not occur.

25.8 Operations would last for 5 years, with final restoration being to the approved afteruse of agriculture. The site is sustainable, available, achievable and developable and will make a positive contribution to meeting an identified need.

25.9 This planning statement and accompanying supporting information demonstrates that the application for the extraction of mineral reserves is fully compliant with both national and local policies and represents a sustainable development.

25.10 On the basis of the supporting information provided in this planning statement, it can be held that the proposal demonstrates sustainable principles, therefore, should be granted planning permission by the LPA.