



Northumberland  
County Council

# Northumberland Local Plan

Publication Draft Plan (Regulation 19)

## **Aggregate minerals site allocations selection and appraisals Technical Paper**

**Updated for the Publication Draft Local Plan (Regulation 19)**

**December 2018**

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# 1. Introduction

1.1 Northumberland County Council has prepared a new Local Plan for the County, which will guide development proposals and planning decisions up to 2036. The Northumberland Local Plan covers the whole of Northumberland with the exception of the Northumberland National Park. Once adopted the Local Plan will be the main strategic planning policy document for Northumberland and, amongst other things, will include planning policies for the extraction of minerals.

1.2 This report provides details of the process used to identify and allocate sites for the extraction of aggregate minerals. The first iteration of this technical report<sup>1</sup> was prepared to inform and explain the approach to site allocations for aggregate minerals in the Draft Local Plan for Regulation 18 consultation in July 2018. It has now been updated and has informed the Regulation 19 Publication Draft of the Local Plan (January 2019) (hereafter Publication Draft Local Plan). The main changes to this report include the assessment of new sites proposed in consultation responses to the Draft Local Plan for Regulation 18 consultation (hereafter Regulation 18 Draft Local Plan) and a further, more detailed stage of assessment involving targeted 'technical consultees'.

1.3 The report is structured as follows:

- Section 2 sets out the position regarding need for aggregate minerals over the plan period and explains why site allocations are needed;
- Section 3 explains how sites were nominated for allocation and lists the sites that have been assessed;
- Section 4 describes stage 1 of the assessment used to evaluate the nominated sites and sets out which sites were found to be unsuitable and which were recommended to be taken forward for further assessment;
- Section 5 describes stage 2 of the assessment, which involved input by technical consultees to evaluate the sites which were taken forward for further assessment following stage 1. It includes a summary of the findings with the full assessments shown in Annex 2; and
- Section 6 provides a summary of the sites that are recommended for allocation in the Local Plan and the more detailed considerations that a planning application would be required to address for each allocated site.

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<sup>1</sup> Northumberland Local Plan. Technical Document: Site appraisals for aggregate minerals (June 2018).

<sup>2</sup> Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear

## **2. Need for aggregate minerals**

2.1 National planning policy relating to aggregate minerals is contained in the NPPF with Paragraph 207 being of most relevance. The approach to planning for aggregate minerals is underpinned by a Managed Aggregates Supply System (MASS), which seeks to ensure there is a steady and adequate supply of aggregate minerals to meet the needs of the construction industry and ensure the geographical imbalances between the occurrence of suitable aggregates and the areas where most demand arises are appropriately addressed at the local level.

2.3 One of the key elements of the MASS involves the preparation of an annual Local Aggregate Assessment (LAA) by each Mineral Planning Authority. The LAA contains the following elements:

- A forecast of demand for aggregate minerals based on both the rolling ten year sales data and other relevant local information;
- An analysis of all aggregate supply options; and
- An assessment of the balance between demand and supply.

2.4 The LAA for Northumberland County has been prepared jointly with Durham County Council, Northumberland National Park Authority and the five Tyne and Wear authorities (Gateshead, Newcastle, North Tyneside, South Tyneside and Sunderland councils). It is updated on an annual basis. The most recently published LAA<sup>2</sup> is based on sales and reserves information from 2017. For Northumberland, the LAA forecasts an annual average demand of 420,000 tonnes of sand and gravel and 1,650,000 tonnes of crushed rock.

### **Need for sand and gravel for aggregate uses**

2.5 Based on the forecast of demand for sand and gravel in the LAA, the current reserves with planning permission would provide for 12.8 years of supply from the end of 2017. As summarised in Table 2.1, this would mean there would be a shortfall in supply over the plan period. To maintain a landbank of at least seven years at the end of the proposed plan period in 2036, provision for an additional 5.5 million tonnes of sand and gravel would be required during the plan period.

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<sup>2</sup> Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (December 2018)

**Table 2.1: Summary of the balance between supply and demand of sand and gravel for aggregate uses over the plan period**

Reserves with planning permission at 31 December 2017	5,409,638 tonnes
Annual demand forecast in LAA	420,000 tonnes
Demand from 2018 to 2036	7,980,000 tonnes
Landbank of permitted reserves at 31 December 2017	12.8 years
Balance between supply and demand to 2036	-2,570,362 tonnes
Balance to maintain landbank of at least 7 years in 2036	-5,510,362 tonnes

## Need for crushed rock for aggregate uses

2.6 Based on the forecast of demand of crushed rock in the LAA, the current reserves with planning permission would provide for 49.1 years of supply from the end of 2017. As summarised in Table 2.2, the current reserves with planning permission would be sufficient to meet the calculated demand over the plan period.

2.7 The LAA does, however, identify that additional land may need to be made available over the plan period for the extraction of crushed rock to maintain productive capacity and a balance in supply between quarries in north and east Northumberland and south and west Northumberland because:

- A large proportion of the reserves are contained in a single site in the south and west of Northumberland
- The current planning permissions for five of the quarries whose reserves make up the landbank expire before the end of the plan period; and
- The reserves with planning permission for extraction within a number of the quarries are projected to be exhausted by the end of the plan period.

**Table 2.2: Summary of the balance between supply and demand of crushed rock for aggregate uses over the plan period**

Reserves with planning permission at 31 December 2017	81,015,832 tonnes
Annual demand forecast in LAA	1,650,000 tonnes
Demand from 2018 to 2036	31,350,000 tonnes
Landbank of permitted reserves at 31 December 2017	49.1 years
Balance between supply and demand to 2036	+49,665,832 tonnes
Balance to maintain landbank of at least 10 years in 2036	+33,165,832 tonnes

## **Conclusions on need and potential for aggregate minerals**

2.8 In light of the initial assessments of need discussed above, it is concluded that it would be appropriate for the Northumberland Local Plan to seek to understand whether potentially suitable land for the extraction of crushed rock and sand and gravel for aggregate uses could be allocated taking account of relevant planning and environmental considerations and constraints.

### **3. Site nomination process**

3.1 In light of the initial assessments of need discussed in Section 2 of this report and the conclusion that it would be appropriate for the Local Plan to seek to understand whether suitable land could be allocated for sand and gravel and crushed rock, mineral operators, landowners and other interested parties were invited to put sites forward to be considered for allocation in the Local Plan as part of a 'call for sites'. The 'call for sites' took place during February and March 2018 and sites for minerals were invited alongside those for other land uses such as housing and employment.

3.2 In addition, sites that were submitted during a call for sites exercise in 2009 were taken forward unless the proposal now has planning permission<sup>3</sup> or the proposer no longer wants the proposed site to be considered. Three further sites were submitted for consideration for allocation in response to the consultation on the Regulation 18 Draft Local Plan in the summer of 2018.

#### **Information submitted for each nominated site**

3.3 The information listed below was requested to be provided with each submission made through the call for sites process.

- Site name and location
  - Site location and boundary - shown on OS base Plan
  - Site name
  - Site address
  - OS Grid Reference at the centre point of the site
- Site description
  - Site area (hectares)
  - Current land use
  - Neighbouring land uses
- Details of the mineral resource
  - Mineral type
  - Tonnage of extractable mineral contained within the site
  - Any additional information on the characteristics and qualities of the mineral
- Site working and restoration
  - Likely duration of working

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<sup>3</sup> Proposals for a vertical extension to Lanton (Cheviot) Quarry for sand and gravel extraction (application reference 09/00132/CCMEIA) and a lateral extension to Cragmill Quarry for crushed rock (application reference 15/01267/CCMEIA) submitted in response to a 'call for sites' in 2009 have subsequently come forward as planning applications and have been granted planning permission. These nominated sites have therefore been excluded from the assessments.



- Potential annual output
- Whether processing or other ancillary activities would be undertaken on site
- Intended transport links, likely average daily movements and site access
- Broad details of restoration and after-use options
- Environmental and amenity considerations
  - Environmental consideration associated with site
  - Mitigation measures
  - Opportunities for enhancements
- Land ownership
  - Details of land ownership
  - Details of mineral rights ownership
  - Confirm site is available for development

Evidence should be provided of landowner support with preference given to those sites where there is landowner support.

- Mineral operator
  - Details of proposed mineral operator or mineral operator interested in the site

Preference will be given to sites where a mineral operator has confirmed interest in the site.

## List of sites for assessment

3.4 The sites that were nominated through the 'call for sites' process are listed below for sand and gravel and crushed rock respectively. A more detailed list can be found in Appendix A.

3.5 For **sand and gravel** land at the following locations was nominated through the call for sites process:

- Akeld Steads, north of Akeld (new site)
- Anick Grange Haugh, east of Hexham (new site)
- Chipchase Strother, south of Wark (new site)
- Horsdon, Wooler (new site)
- Ingram Haugh (new site)
- Mains Hill, north of Fowberry near Wooler (new site)
- Ridley Hall, east of Bardon Mill (new site)
- Wooperton (extension to existing site)

3.6 For **crushed rock**, land at the following locations was nominated through the call for sites process:

- Belford (Easington Crag) Quarry (extension to existing site)
- Capheaton (new site)
- Divethill Quarry (East) (extension to existing site)
- Divethill Quarry (North) (extension to existing site)
- Ewesley (new site)
- Horsdon, Wooler (new site)
- Lane House Farm (new site)
- Longhoughton Quarry (Submission) (extension to existing site)
- Longhoughton Quarry (Planning Application) (extension to existing site)
- Mootlaw Quarry (extension to existing site)
- Shiel Dykes (new site)

3.7 The sites nominated in response to the consultation on the Regulation 18 Draft Local Plan are:

- Wide Haugh (new site for sand and gravel)
- West Wharmely (new site for sand and gravel)
- Northside (new site for crushed rock)

3.8 Annex 1 of this report includes the stage 1 assessment site appraisals for all of these sites against the range of criteria set out in section 4 of this report.

## **4. Approach to site appraisal: Stage 1**

4.1 This section of the report describes stage 1 of the assessment used to appraise the nominated sites detailed in Section 3. It sets out which nominated sites were found to be potentially unsuitable at this stage and which nominated sites have been recommended to be taken forward for further assessment using the approach detailed below. The full stage 1 assessments for each of the nominated sites are provided in Annex 1.

### **Site assessment framework for Stage 1**

4.2 Stage 1 of the site appraisal process consisted of an initial desktop assessment of the nominated sites against a range of criteria. The matters that this part of the appraisal process looked at included:

- Land use - Current land use, neighbouring land uses and land allocations;
- Amenity - Proximity to housing and other sensitive land uses;
- Green Belt - Within designated Green Belt;
- Agricultural land quality - Grade of agricultural land and presence of best and most versatile agricultural land;
- Transport and accessibility - including access to the core road network and suitability of local road network and access to rail facilities or for transport by water;
- Public Rights of Way - Presence and impact on existing Rights of Way;
- Nature conservation and geodiversity - Proximity and impact on internationally, nationally and locally designated wildlife site;
- Historic environment - Loss or harm to heritage assets;
- Water environment - Flood Zone and Source Protection Zone;
- Landscape and visual impact - including impact on nationally designated landscapes and character and distinctiveness of the landscape; and
- Availability and deliverability - Operator interest and landowner support.

4.3 The criteria used to undertake the assessment are detailed in Appendix B and an example of the appraisal matrix used to assess each site is set out in Appendix C. Each site was scored against all the criteria using the following scoring system.

✓✓	Scores very positively
✓	Scores positively
0	No impact on criterion
X	Scores negatively
XX	Scores very negatively
?	Too much uncertainty to score

4.4 This desktop assessment was informed by mapping information from GIS, existing planning policy documents and evidence base studies such as the Northumberland Key Land Use Impact Study<sup>4</sup>.

4.5 The outcome for each of the sites subject to this stage of assessment was a summary of the key issues and constraints identified followed by an initial conclusion of either '*proceed to next stage of appraisal*', or '*do not take forward for further assessment*' depending on how the sites scored against the assessment criteria.

4.6 The conclusion of this stage of assessment was the basis for identifying the sites that were suitable for allocation in the Regulation 18 Draft Local Plan. These were included for allocation in the consultation document and were subject to public consultation during July and August 2018<sup>5</sup>. The sites that scored poorly against the criteria were rejected for allocation. Further explanation is provided below.

## **Sites selected for allocation in the Regulation 18 Draft Local Plan and further assessment following stage 1 assessment**

### Sand and gravel

4.6 The sites for sand and gravel that scored well against the assessment criteria prior to the consultation on the Regulation 18 Draft Local Plan were:

- Anick Grange Haugh (new site);
- Akeld Steads (new site); and
- Wooperton Quarry (extension to existing site).

<sup>4</sup> Northumberland Key Land Use Impact Study, PART C Landscape Sensitivity to Key Land Uses, Land Use Consultants, September 2010. Available on the Council's webpage at <https://www.northumberland.gov.uk/Planning/Reports.aspx>

<sup>5</sup> The exception to this is the three sites that were submitted in response to the consultation on the Regulation 18 Draft Northumberland Local Plan.

4.7 The qualitative appraisal of the sites set out at Paragraph 3.5 informed the recommendation for allocation in the Regulation 18 Draft Local Plan. The recommendation was also informed by the following factors:

- Contribution to meeting the identified additional requirement for sand and gravel for aggregate uses (5.5 million tonnes at the time of producing the Regulation 18 Draft Local Plan) over the plan period;
- Maintaining some degree of geographical balance between sites in the different supply areas in Northumberland; and
- Maintaining productive capacity.

4.8 It was considered that these three potential allocations for sand and gravel (listed in paragraph 4.6) would help to deliver the required provision over the plan period of sand and gravel for aggregate uses and would assist in ensuring a balance in overall supply between the south and west of Northumberland (Anick Grange Haugh - 9 million tonnes) and the north and east of Northumberland (Akeld Steads and Wooperton - combined 2.7 million tonnes).

4.9 Following the consultation on the Regulation 18 Draft Local Plan, two additional sand and gravel sites were submitted for consideration for allocation. These were Wide Haugh and West Wharmley, both in the south west of the County. These were assessed using the Stage 1 assessment process described above and were found to be potentially suitable subject to further assessment.

#### Crushed rock

4.10 The sites for crushed rock that scored well against the assessment criteria prior to the consultation on the Regulation 18 Draft Local Plan were:

- Belford (Easington) Quarry (extension to existing site);
- Divethill Quarry (extensions to existing site);
- Longhoughton Quarry (extension to existing site); and
- Shiel Dykes (new site).

4.11 The qualitative appraisal of the sites set out at Paragraph 3.6 informed the recommended allocations in the Regulation 18 Draft Local Plan. The recommendation was also informed by the following factors:

- Maintaining some geographical balance in supply between sites in the north and east of Northumberland and sites in the south and west of Northumberland; and
- Maintaining productive capacity.

4.12 It was considered that the sites that scored well in the initial assessment would help to maintain productive capacity for crushed rock for aggregate uses and would help to maintain a balance in overall supply between the south and west of

Northumberland (where currently a large proportion of the reserve is contained within a single site) (Divethill – 6.6 million tonnes from 2 extension sites) and the north and east of Northumberland (Belford, Longhoughton and Shiel Dykes – combined 9.75 million tonnes).

4.13 Following the consultation on the Regulation 18 Draft Local Plan, an additional crushed rock site was submitted for consideration for allocation. This was Northside in the south west of the County. It was assessed using the process described above and found to be potentially suitable for allocation subject to further assessment.

## **Sites rejected at Stage 1 of the assessment**

4.14 There are a range of reasons why sites have not scored well against the assessment and have been rejected at this stage. Whilst the full details are in the site appraisals in Annex 1 of this report, Table 4.1 and Table 4.2 provide a summary of the main reasons for the rejection of each site.

**Table 4.1: Summary of the reasons for the rejection of some of the nominated sites for sand and gravel extraction**

<b>Nominated site</b>	<b>Summary of main reasons for not taking forward</b>
Chipchase Strother	Suitability of highways access and the local road network. Uncertainty regarding deliverability.
Horsdon	Proximity to Wooler, suitability of highways access and the local road network, likely prominence in the landscape. Uncertainty regarding deliverability.
Ingram Haugh	Proximity to the Northumberland National Park and one of the key entrances into the National Park, suitability of highways access and local road network and proximity to SAC and SSSI designations. Uncertainty regarding deliverability.
Mains Hill	Suitability of highways access and the local road network and proximity to SAC and SSSI designations.
Ridley Hall	Proximity to the North Pennines AONB, proximity to Allen Banks and Staward Gorge and suitability of highways access and the local road network.

**Table 4.2: Summary of the reasons for the rejection of some of the nominated sites for crushed rock extraction**

Nominated site	Summary of main reasons for not taking forward
Capheaton	Proximity to residential dwellings, heritage assets and suitability of highways access and the local road network.
Ewesley	Suitability of highways access and the local road network. No indication of operator support.
Horsdon	Proximity to Wooler, suitability of highways access and the local road network, likely prominence in the landscape. Uncertainty regarding deliverability.
Lane House Farm	Proximity to residential dwellings, heritage assets and suitability of highways access and the local road network.
Longhoughton Quarry extension (2009 call for sites submission area)	Proximity to Longhoughton village and other receptors.
Mootlaw Quarry extension	Uncertainty regarding deliverability as site is currently mothballed and no indication of operator support in the submission.

## **5. Approach to site appraisal: Stage 2**

5.1 This section of the report provides details of stage 2 of the assessment process, which included only those sites that were carried forward from stage 1 of the assessment. This stage involved input from a number of technical consultees to understand and evaluate potential effects of each of the sites in more detail. A summary of the findings is provided in this section of the report and the actual assessments for each site are provided in Annex 2.

### **The technical consultees targeted**

5.2 Stage 2 of the site appraisal process consisted of targeted engagement with a range of internal technical consultees with relevant expertise to assess the potential effects of a particular aspect of the assessment and provide advice on those relevant matters. The technical consultees are:

- Public Protection;
- County Highways;
- County Council as the Lead Local Flood Authority (LLFA);
- County Ecologist;
- County Archaeologist; and
- Historic Built Environment Officer.

### **Scope of engagement with the technical consultees**

5.3 Each of the technical consultees were asked to complete a proforma for the sites included in this stage of the assessment (a blank copy of the proforma is shown in Appendix D). The proforma posed a number of questions that sought to understand in more detail:

- The likely potential effects of development;
- Whether the development of the site is likely to be acceptable in planning terms or made acceptable, including measures that could be used to mitigate its likely effects;
- Any opportunities that could arise from the development; and
- Opportunities arising through the restoration and after-use of the site following restoration.

5.4 At this stage of the assessment there was still limited detail on each of the sites. In most cases the information was largely limited to a site boundary and the technical consultees had no detailed information on the design and operation of site. The technical consultees were asked to make their assessments based on the level



of information available and to be clear if they could not make an informed judgement due to a lack of detailed information available.

## **Potential site allocations subject to Stage 2 of the assessment**

5.5 The sites that were subject to stage 2 of the appraisal process were those that scored well in the Stage 1 assessment and were not rejected at that stage of assessment. The sites subject to stage 2 of the assessment are listed below:

- Sand and gravel sites:
  - Akeld Steads (new site);
  - Anick Grange Haugh (new site);
  - West Wharmley (new site);
  - Wide Haugh (new site); and
  - Wooperton Quarry (extension to existing site);
- Crushed rock sites:
  - Belford (Easington) Quarry (extension to existing site);
  - Divethill Quarry (extensions to existing site);
  - Longhoughton Quarry (extension to existing site);
  - Northside (new site); and
  - Shiel Dykes (new site).

## **Summary of the assessments and the feedback from the technical consultees**

5.6 The full results of the Stage 2 site appraisals (comprising all the completed proformas for each site) are included in Annex 2 of this report. The tables below provide a summary of the key matters raised in the responses from the technical consultees for each site.

## Sand and gravel sites

### Akeld Steads

Technical consultee	Summary of issues raised
Ecology	The County Ecologist noted the proximity of the site to the River Tweed SAC and Tweed Catchment Rivers – Till Catchment SSSI and the resultant need for soil and surface water management.
Highways	The Highways team raised the need for improvements to the site access and the consideration of cumulative effects on the highway network with the currently operational Lanton (Cheviot) Quarry, which is located to the west of the site.
Historic environment	The County Archaeologist highlighted that the Akeld Henge Scheduled Monument, which is on the site, is of national significance. According to paragraph 194 of the NPPF <i>'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm of or loss of...assets of the highest significance, notably scheduled monuments...should be wholly exceptional'</i> .
Lead Local Flood Authority	Raised no significant concerns about the development of the site but stated that a flood risk assessment and drainage strategy would be required in support of a planning application.
Public Protection	Public Protection highlighted that there are likely to be noise impacts, which should be considered through a noise assessment.
<b>Conclusion</b>	<b>The input from the technical consultees at this stage of assessment has indicated that the potential effects of extraction at this site and the potential harm to the historic environment would be much greater than anticipated following the Stage 1 Assessment. While the other matters raised by the technical consultees are of a nature that it is considered can be addressed and controlled through a planning application, given the protection afforded to scheduled monuments and their settings by the NPPF, it is not considered appropriate to allocate this site for sand and gravel extraction in the Local Plan.</b>

## Anick Grange Haugh

Technical consultee	Summary of issues raised
Ecology	The County Ecologist noted that recent records indicate that there are Schedule 1 bird species and Great Crested Newts on the site, and that appropriate mitigation strategies will be required.
Highways	The Highways team noted that there will be an increase in traffic on the highway network as a result of this proposal and there is potential for an impact on cyclists using Ferry Road, which forms part of the National Cycle Network Route 72. These effects must be considered in a transport assessment, which should identify mitigation for Ferry Road and potentially for the A6079-Ferry Road junction, and consider cumulative effects with surrounding uses.
Historic environment	Concerns were raised about the potential impact of the proposal on the settings of designated heritage assets in the area and the Hexham Conservation Area. It is recommended that a Heritage Statement is prepared to address these.
Lead Local Flood Authority	The LLFA raised concerns about the principle of developing the site as it is in a floodplain and is directly next to a major watercourse. They identify likely potential effects for the River Tyne and the embankment flood defence, watercourses to the north of the site running west to east and overland flow routes across the site. Their comments suggest that overland flow routes will need to be mitigated and that works and diversions can be used to ensure that flood risk does not increase. The LLFA suggest that the site could be restored so as to increase floodplain storage, which will benefit other areas in the Tyne Valley.
Public Protection	Concerns were raised about potential noise impacts, recognising that there are already significant background noise levels in this area. It is suggested that this can be addressed through submission of a noise assessment and statement at the planning application stage.
Conclusion	<p><b>This site has a large reserve of sand and gravel (9 million tonnes) and is located in the south west of the county. Part of the site is identified as an allocation for employment land uses in the Local Plan and if this was developed prior to mineral extraction then the resource could be sterilised. Due to land ownership the allocation of this site and the extraction of the mineral will facilitate this site coming forward.</b></p> <p><b>The most significant concerns identified through the assessments relate to highways and flooding but it is considered that options for mitigation are available to address these. The matters raised by the other technical consultees are considered to be matters that are capable of being addressed in the detailed design of a proposal.</b></p> <p><b>For these reasons, it is considered appropriate to allocate this site for sand and gravel extraction.</b></p>

## West Wharmley

Technical consultee	Summary of issues raised
Ecology	The County Ecologist noted the proximity of the site to the Wharmley Riverside SSSI, part of the Tyne and Allen River Gravels SAC, and stated that an application will need to demonstrate that the site will not have an adverse effect on the integrity of those designated sites.
Highways	It was noted that access to the site would be directly off the A69, which is under the jurisdiction of Highways England. The opinion from the Highways team was that the existing site access junction will need mitigation and its location may need to change.
Historic environment	The potential for development of the site to have an adverse visual impact on the scheduled site of Red House Roman Fort and other designated heritage assets was noted. The proposal also has the potential to physically impact on previously unidentified archaeological remains within the site area.
Lead Local Flood Authority	The LLFA highlighted the proximity to the River Tyne, but noted that there are no obvious overland flows or watercourses within the site. They also state that the site could be opened up as functional floodplain which would benefit other areas in the Tyne Valley
Public Protection	Public Protection highlighted that there are likely to be noise impacts, which should be considered through a noise assessment.
Conclusion	<b>None of the potential effects identified by the technical consultees indicate that the site should not be developed for sand and gravel extraction. The site is within the south and west of the County, where other allocated reserves are in a single large site (Anick Grange), and allocation of this site would increase productive capacity. For these reasons, it is considered appropriate to allocate this site for sand and gravel extraction.</b>

## Wide Haugh

Technical consultee	Summary of issues raised
Ecology	The County Ecologist noted that recent records indicate that there are Schedule 1 bird species and bird species of conservation concern are on the site, and that appropriate mitigation strategies would be required.
Highways	It was noted that there would be an increase in traffic and turning movements on the network that could have significant adverse impacts on the highway network, and in particular on the village of Riding Mill. Due to weight restrictions in Corbridge routing of lorry traffic to the site from the A69 would therefore have to be via either Hexham or Riding Mill. The site access would also be close to a level crossing on the B6321, which may not be supported by Network Rail.
Historic environment	The proposal may have an adverse visual impact on the setting of designated heritage assets such as Beaufront Castle, Corbridge Roman fort, town and bridge. It may also physically impact on previously unidentified archaeological remains. Detailed assessments are required to understand the likely nature of these effects.
Lead Local Flood Authority	Concerns are raised about the principle of developing the site as it is subject to flood risk. A high number of potential effects are identified, namely for surface water flood risk, overland flow routes towards the River Tyne, Devil's Water, the watercourses to the south and west by the railway line, and a small water body on the site. They have identified that the Environment Agency (EA) would need to be consulted as they have flood defences adjacent to the site.
Public Protection	Concerns are raised about the noise impact, recognising that there are already significant background noise levels. It is suggested that this can be addressed through submission of a noise statement.
<b>Conclusion</b>	<b>The assessment has identified that there are a number of potential difficulties, relating particularly to highways and flooding. Given the availability of other deliverable sand and gravel in the south and west of the County and potential for negative cumulative effects from the nearby Anick Grange Haugh site it is not considered appropriate to allocate this site in the Local Plan.</b>

Wooperton Quarry (east extension)

Technical consultee	Summary of issues raised
Ecology	The County Ecologist did not raise any significant concerns about the development of the site but stated that an ecological impact assessment would be required with a planning application.
Highways	The existing access is likely to be acceptable for continued use. Concerns were raised over quarry vehicles potentially crossing the B6346 and unclassified highway to get between the two areas of the site. Information is required on how the site will operate and whether safe highway crossings can be created if needed.
Historic environment	The County Archaeologist has raised concerns about the development of the site based on the potential for important and complex archaeological sites across the site. In particular, the Devil's Causeway Roman Road crosses the site and there is evidence to suggest that Roman military activity may have taken place on the site. If Roman military activity is revealed on the site in direct association with the Devil's Causeway Roman road, it is likely to be considered of equal significance to a scheduled monument, and in accordance with paragraph 194 of the NPPF, any harm to it, or its setting, should be wholly exceptional.
Lead Local Flood Authority	Raise no significant concerns about the development of the site but state that a flood risk and drainage assessment would be required in support of a planning application.
Public Protection	The Public Protection Unit highlight that there are likely to be noise impacts, which should be considered cumulatively with surrounding uses through a noise assessment.
<b>Conclusion</b>	<b>The most significant concerns about the potential effects likely to arise from this site are in relation to archaeology. While the Devil's Causeway crosses part of the site, the wider extent of the archaeological interest is largely unknown. This could impact on the developable area available but given the size of the site it is likely that the site would still be viable. Early engagement with the County Archaeologist prior to the submission of a planning application to further investigate the scale of likely effects on the archaeological interest. On balance it is considered that it is appropriate for this site to be allocated for sand and gravel extraction. The site contains a significant reserve of sand and gravel (approximately 1 million tonnes) in the north and east of the County and is the only nominated site in this supply area found to be suitable following both stages of assessment. Notwithstanding the potential effects raised in relation to archaeology, the other matters identified can be addressed through the detailed design of the site.</b>

## Crushed rock sites

### Belford Quarry (extension)

Technical consultee	Summary of issues raised
Ecology	The County Ecologist considered that there were unlikely to be significant effects based on the available information.
Highways	The Highways team identified the main potential effect as an increase in vehicular movement, however, noted that these are likely to be the same as under the existing planning permission.
Historic environment	The County Archaeologist identified that development of the site would have the potential to impact on previously unidentified archaeological remains.
Lead Local Flood Authority	The LLFA noted that there is an existing water body on the site in the void of the former quarry. This would need to be addressed in a planning application on the site.
Public Protection	The Public Protection Unit identified that potential effects from development of the site for crushed rock extraction are likely to arise in terms of noise and impact on private water supplies. The likely scale of the impacts for both, and means of mitigating them would need to be addressed in a planning application.
Conclusion	<b>None of the potential effects identified by the consultees indicate that the site should not be developed for crushed rock extraction. The site represents a significant resource (5 million tonnes) of crushed rock in the north and east of the County at the site of an inactive quarry, which has permission for minerals working up to 2031. It therefore benefits from use of existing infrastructure and the likely impacts are more certain and arguably less than would arise from a new site. For these reasons it is considered appropriate to allocate this site for extraction of crushed rock for aggregate uses.</b>

Divethill Quarry (north and east extensions\*)

*\*Two separate extension sites to Divethill Quarry have been nominated for allocation. These sites have been assessed individually at both stages, but are considered together below as their predicted likely effects are very similar and interconnected, so should be considered holistically.*

Technical consultee	Summary of issues raised
Ecology	The County Ecologist raised concerns about the effects on the Divethill and Claywalls Local Wildlife Site, which covers the whole of the northern extension site and part of the eastern extension site. The potential for adverse effects on important whin grassland communities is highlighted, and it is suggested that a scheme may be required to avoid, mitigate or compensate for impacts depending on the value of the plant species.
Highways	Highways raise no significant concerns provided that the levels of traffic are not above those levels currently permitted and the access is via the access to the existing quarry only.
Historic environment	The development of the site could have a visual impact on the setting of designated heritage assets in the wider area, or have physical impacts on previously unidentified archaeological remains.
Lead Local Flood Authority	The LLFA raised concerns about the potential effects of development on the water environment. The LLFA identified that multiple water channels issue, sink and flow throughout the site. Investigation and mitigation of issues relating to overland flow routes and flood risk will be necessary to ensure the effects on the water environment are acceptable.
Public Protection	The Public Protection Unit identified noise as the most likely impact to arise as a result of developing the sites for extraction of crushed rock, which should be considered cumulatively with surrounding uses through a noise assessment.
Conclusion	<b>The most significant concerns were raised by the LLFA and County Ecologist but these concerns are likely to be able to be addressed through appropriate mitigation measures as part of a detailed proposal at the planning application stage. Together the site extensions represent a significant reserve of crushed rock in the south and west of the County (6.6 million tonnes). They are extensions to an existing operational quarry and can utilise existing infrastructure, such as the site access. It is therefore considered appropriate to allocate these sites for crushed rock extraction.</b>



### Longhoughton Quarry (extension)

Technical consultee	Summary of issues raised
Ecology	The County Ecologist noted that there are records of a range of protected and priority species at the site and that avoidance, mitigation and compensation measures will be required as appropriate.
Highways	The Highways team stated that an increase in vehicular movements above the level associated with the existing quarry would not be acceptable due to the impacts on Denwick village. A Transport Assessment will be required to support a planning application, which should assess the cumulative impacts with surrounding uses.
Historic environment	The County Archaeologist did not raise any significant concerns, but stated that development of the site could impact on previously unidentified archaeological remains.
Lead Local Flood Authority	The LLFA identified concerns with the potential effects on the water environment but stated that these could be overcome with appropriate assessments and mitigation. There is a lake on the site and there are overland flow routes associated with the lake, which will need to be considered in a flood risk and drainage assessment. In addition Longhoughton is downhill of the proposed site and there is a watercourse in the south east of the site, which need to be considered in a flood risk and drainage assessment. The lake should be reinstated and other flood mitigation measures installed as part of the restoration in order to provide flood protection.
Public Protection	Public Protection noted that there are likely to be adverse effects in terms of noise from the development of the site and that a noise assessment should consider cumulative impacts with surrounding uses.
Conclusion	<b>The most significant concerns raised are those by the LLFA but it is considered that mitigation measures can address these. The matters raised by the other technical consultees are considered to be matters that are capable of being addressed in the detailed design of a proposal. The proposal would provide a supply of 1.75 million tonnes of crushed rock from the north and east supply area and as an extension to an existing quarry. For these reasons it is considered appropriate to allocate this site for the extraction of crushed rock.</b>

## Northside

Technical consultee	Summary of issues raised
Ecology	No likely significant effects identified based on the available information to inform the assessment.
Highways	The proposal would result in an increase in traffic on the local highway network and that there would be a need for either localised widening or a dedicated new site access from the A696 as a result. A transport assessment would need to describe how the site would be accessed for two-way lorry movements from the A696.
Historic environment	The proposal could visually impact the setting of various designated heritage assets in the wider areas and had the potential to physically impact on previously unidentified remains.
Lead Local Flood Authority	The LLFA identified that there are two watercourses that converge in the site and that mitigation would be required to ensure that flows pass unimpeded around the site.
Public Protection	Public Protection noted that there are likely to be adverse effects in terms of noise from the development of the site, and that a noise assessment should be submitted with a planning application.
<b>Conclusion</b>	<b>The concerns raised by the technical consultees indicate that there are some potential issues with developing the site but that they are likely to be a scale and nature that can be addressed through the detailed design of the site and through the use of suitable mitigation measures. The site represents a significant reserve of crushed rock (4 million tonnes) in the south and west supply area. For these reasons it is considered appropriate to allocate the site for the extraction of crushed rock.</b>

## Shiel Dykes

Technical consultee	Summary of issues raised
Ecology	No likely significant effects identified based on the available information to inform the assessment.
Highways	Access to the site would be directly off the A1, which is under the jurisdiction of Highways England. It is likely that a requirement of any proposal would to provide acceleration and deceleration lanes to Highways England standards and the closure of the central reservation opposite the site entrance. The closure of the central reservation would potentially lead traffic to be routed on to the A1068 junction at Alnwick, which may be problematic for the local highway network, and there are also potential difficulties with how traffic would access the site from the north and where they would turn to access the site.
Historic environment	The County Archaeologist stated that the development would have the potential to physically impact on previously unidentified remains.
LLFA	The LLFA noted a small waterbody and a watercourse in proximity of the site.
Public Protection	Public Protection noted that there could be adverse effects in terms of noise and private water supplies, both of which would require investigation, and potentially mitigation.
Conclusion	<b>The concerns raised by the Highways team are significant in nature and highlight problems for both the strategic and local highway networks that would appear to be difficult to mitigate, particularly in respect to how lorry traffic would safely cross the A1. Although the effects identified by the other consultees are relatively minor in nature and could be addressed through the detailed design of a proposal for this site, it is not considered appropriate to allocate this site for crushed rock extraction due to the potential effects on the highway network.</b>

5.7 Following Stage 2 of the assessment, the following sites are recommended to be taken forward for allocation in the Publication Draft Local Plan:

- Sand and gravel sites:
  - Anick Grange Haugh (new site);
  - West Wharmley (new site); and
  - Wooperton Quarry (extension to existing site);
- Crushed rock sites:
  - Belford (Easington) Quarry (extension to existing site);
  - Divethill Quarry (extensions to existing site);
  - Longhoughton Quarry (extension to existing site); and
  - Northside (new site);

5.8 In turn the proposed sites at Akeld Steads (sand and gravel), Shiel Dykes (crushed rock) and Wide Haugh (sand and gravel) are not recommended for allocation as a result of the findings of this stage of the assessment.

## **6. Selection of sites for allocation**

6.1 This section of the report provides a summary of the sites that are recommended for allocation in the Local Plan, how the proposed allocations address the need for sand and gravel and crushed rock for aggregate uses identified earlier in the report and the more detailed considerations that a planning application would be required to address for each allocated site.

### **Sites allocated**

6.2 The following sites are identified for inclusion as site allocations for the extraction of mineral aggregate uses in the Publication Draft Local Plan:

- For sand and gravel:
  - Anick Grange Haugh (new site);
  - Wooperton Quarry (east extension); and
  - West Wharmley (new site).
- For crushed rock:
  - Belford Quarry (extension)
  - Divethill Quarry (north and east extensions)
  - Longhoughton Quarry (extension); and
  - Northside (new site).

6.3 Stage 2 of assessment, set out in Section 5 of this report, provided more detailed information on the potential likely effects of developing the sites for aggregate minerals extraction. This has resulted in changes to the sites that are proposed to be allocated in the Publication Draft Local Plan (Regulation 19) compared to the Draft Local Plan (Regulation 18).

6.4 The following sites, which were identified as allocations in the Regulation 18 Draft Local Plan, are not included as allocations in the Publication Draft Plan:

- Akeld Steads (sand and gravel); and
- Shiel Dykes (crushed rock).

6.5 West Wharmley and Northside were proposed as allocations in response to the consultation on the Regulation 18 Draft Local Plan (July to August 2018) and were, therefore, not included in that version of the emerging plan.

## **The site allocations and the position of need and supply of aggregate minerals**

6.6 As set out in Section 2 of the report, the position regarding the need and supply of aggregate minerals warrants the allocation of sites for their extraction. With regards to sand and gravel, a shortfall in supply is identified and additional land needs to be made available to ensure a steady and adequate supply to 2036 and to maintain a landbank of permitted reserves of at least seven years throughout the plan period. With regards to crushed rock, additional sites are required to maintain a productive capacity and a balance in supply between quarries in the north and east of Northumberland and the south and west of Northumberland.

### Sand and gravel

6.7 To maintain a landbank of permitted reserves of at least seven years at the end of the proposed plan period in 2036, provision for an additional 5.5 million tonnes of sand and gravel is required in the Local Plan. In total the proposed allocations provide for an additional 12 million tonnes of sand and gravel. Two of the allocated sites are in the south and west of the County – Anick Grange Haugh and West Wharmley – which together provide for approximately 11 million tonnes. Having two sites in this supply area will help to maintain productive capacity in this part of the county. One of the allocated sites is in the north and east of the County – Wooperton Quarry extension – which will provide approximately 1 million tonnes.

6.8 Whilst, it would be preferable to have a more balanced position between the two supply areas of the County, of the sites nominated in the north and east of the County, Wooperton Quarry extension was the only site found to be potentially acceptable for allocation following both stages of assessment.

### Crushed rock

6.9 The focus for allocating sites for crushed rock is to maintain a productive capacity and a balance between the two supply areas in the County. Three of the allocations are in the south and west of the county – Divethill Quarry (north and east extensions) and Northside – which together provide approximately 10.6 million tonnes of crushed rock. Two of the allocated sites are in the north and east of the County – Belford Quarry (extension) and Longhoughton Quarry (extension) – which together provide approximately 6.75 million tonnes of crushed rock. The allocations are therefore balanced fairly evenly between the two supply areas.

## Site allocations – planning requirements

6.10 The allocation of a site for mineral extraction in the Local Plan establishes its acceptability for development in principle. However, the acceptability of a proposal will ultimately depend on its detailed design and the mitigation measures proposed. Each allocated site is, therefore, accompanied by policy criteria that identify some of the site specific matters that should be addressed in a planning application. The requirements have been drafted based on the information about each site from both stages of assessment. The technical consultees provided advice, where relevant, on any measures that could be included as a policy requirement, which were necessary to make the development acceptable or mitigate its likely effects, and these have been incorporated into the policy criteria where appropriate.

6.11 The Draft Local Plan (Regulation 18) included a list of key matters that planning applications for the proposed mineral site allocations would be expected to address. The policy criteria identified in the Publication Draft Local Plan, have built on and expanded upon these matters. There have, however, been some changes to some of the matters for the sites and reasons set out below:

- Wooperton Quarry (east extension) – The Regulation 18 Draft Local Plan identified the site as being in the Kyloe Hills and Glendale Area of High Landscape Value (identified through ‘saved’ policy F3 in the Berwick Upon Tweed Borough Local Plan 1999) and, as such, a key matter that a planning application would need to address. As this local landscape designation will not be carried forward in the emerging Northumberland Local Plan it is not referenced in the matters that a planning application should address in the Publication Draft Local Plan. Landscape is still an important and relevant consideration but is based on landscape character considerations rather than this Area of High Landscape Value.
- Belford Quarry (extension) – The Regulation 18 Draft Local Plan identified this site as having a high likelihood of containing best and most versatile agricultural land as a key matter to be addressed. This was an error, which has now been corrected, and the site is identified as being Grade 3 agricultural land. The Publication Draft Local Plan, therefore, does not identify the presence of best and most versatile agricultural land as a matter for the planning application to address.
- Longhoughton Quarry (extension) – The Regulation 18 Draft Local Plan identified the site’s proximity to the Longhoughton Quarry SSSI as being a key matter to be addressed. As this SSSI is geologically based and is in the area covered by the planning permission of the existing Longhoughton Quarry, it is considered that the proposed extension is unlikely to have an unacceptable adverse effect on this designation. The Publication Draft Local Plan, therefore, does not identify the consideration of the effect on the Longhoughton Quarry SSSI as a policy requirement.

6.12 The following tables provide a summary of the key matters identified through the site assessments and the matters that a planning application should address. These inform the policy criteria applicable to each of these allocations in the Local Plan.



## Sand and gravel sites

### **Site name: Anick Grange Haugh**

**Location:** East of Hexham (NY 953 642)

**Site area:** 90 hectares

**Mineral:** Sand and gravel

**Potential yield:** 9 million tonnes

### **Key matters identified by site assessments:**

**Local amenity:** Residential dwellings are located in the vicinity of the site, including to the south of the River Tyne and north of the A69 at Anick. There is potential for cumulative noise impacts with the adjacent industrial land uses, anaerobic digestion plant and sewage treatment works.

**Utilities:** Electricity transmission pylons and lines run across the site.

**Green Belt:** The site is located within the Green Belt.

**Transport:** The capacity of the highway network and particularly the access route to the A69 via Ferry Road and the A6079, and the potential for conflict with cyclists using Ferry Road, which forms part of the National Cycle Route 72. There is the potential for cumulative impacts with the employment allocation proposed in the local and existing businesses.

**Water environment:** The site is located within Flood Zone 3, within a floodplain and next to a 'major' watercourse. Surface water overland flow routes (with respect to surface water flooding) run across the site.

**Nature conservation:** There are recent records of Schedule 1 bird species and Great Crested Newts on site.

**Historic environment:** There is the potential for the proposed development to impact on previously unidentified archaeological remains.

**Soils:** The site contains Grade 2 agricultural land.

**Other uses:** There is a proposed employment site allocation in part of the identified site.

### **Planning requirements identified through site assessments:**

**Working:** Phased working and restoration with prior extraction in the area allocated for employment uses.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity. An application should be accompanied by a noise assessment considering cumulative impacts with surrounding uses.

**Utilities:** Appropriate stand-off to the electricity transmission pylons and lines that cross the site or provision for their relocation.

**Green Belt:** The site compound and any plant shall be located so as to reduce any impact on the openness of the Green Belt.

**Transport:** Lorries should travel by Ferry Road and A6079 (Rotary Way) to the A69. Mitigation measures should address potential cumulative impacts with other surrounding land uses and potential conflict with cyclists using National Cycle Network Route 72. An

application should be accompanied by a Transport Assessment.

**Water environment:** Mitigation to address overland flow routes and flood risk issues. Flood risk must not be increased as a result of the works and flood compensation may be required. An application should be accompanied by a flood risk assessment and drainage strategy.

**Nature conservation:** An application should be accompanied by an Ecological Impact Assessment and include appropriate mitigation measures to address presence of protected species on site.

**Historic environment:** An application should be accompanied by an Archaeological Assessment and Heritage Statement, which should give consideration of the visual impact of the development on the setting of designated heritage assets.

**Soils:** Mitigation to address presence of best and most versatile agricultural land and to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working in as small an area as possible with the use of temporary bunding to screen on site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of suitable habitats for wading birds and deliver an increase in floodplain storage. Consider the potential visual impact on the setting of designated heritage assets in the area.

**Site name: Wooperton Quarry (east extension)****Location:** Wooperton (NU 050 202)**Site area:** 30 hectares**Mineral:** Sand and gravel**Potential yield:** 1 million tonnes**Key matters identified by site assessments:**

**Local amenity:** Residential dwellings are located at Station House and Station Cottages. There is potential for cumulative noise impacts with the adjacent sawmill.

**Transport:** The suitability of the access from the B6346 and A697 and acceptable arrangements for vehicles to cross the B6346 and an unclassified road, if required.

**Water environment:** There is a bog and two small water bodies within the vicinity of the site.

**Historic environment:** There is a high likelihood of significant archaeological remains on the site. The limited archaeological work carried out on the site to date has identified archaeology across most of the site of known or likely Mesolithic, Neolithic, Bronze Age, Iron Age, Roman military and early medieval date. Roman military activity may extend into the proposed mineral site. This would be likely to be considered of equal significance to a scheduled monument, and any harm to it or its setting should be wholly significant. Development of the site would lead to physical removal of likely extensive and significant archaeological remains which may include burial, settlement and land-use of Mesolithic, Neolithic, Bronze Age, Iron Age, Roman military and early medieval date. Development would give rise to the potential for cumulative impacts on the historic environment due to removal of archaeological remains within the extraction areas at Wooperton Quarry. The extension of quarrying into this area has a high potential to result in the cumulative large-scale removal of an important multi-period landscape including at least a 560 metre length of the Devil's Causeway Roman road and sites associated with it.

**Planning requirements identified through site assessments:**

**Working:** Phased working and progressive restoration.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity. An application should be accompanied by a noise assessment considering cumulative impacts with the adjacent sawmill.

**Transport:** Suitable access arrangements from the B6346 to the A697, including consideration of movements between the proposed site and the existing quarry site. An application should be accompanied by a Transport Assessment considering cumulative impact with existing quarry and adjacent sawmill.

**Water environment:** An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** An application should be accompanied by an Ecological Impact Assessment.

**Historic environment:** An application should be accompanied by an Archaeological Assessment, which would require extensive assessment of potential impacts. Preservation in situ of some assets and extensive archaeological investigation and mitigation are likely

to be required, including comprehensive excavation, recording, analysis and publication of archaeological remains.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working in as small an area as possible with the use of temporary bunding to screen on site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of shallow water and grassland habitats.

**Site name:** West Wharmley

**Location:** South of Newbrough and Fourstones (NY 880 671)

**Site area:** 46 hectares

**Mineral:** Sand and gravel

**Potential yield:** 2 million tonnes

**Key matters identified by site assessment:**

**Local amenity:** Residential dwellings are located within the vicinity of the site.

**Green Belt:** The site is located within the Green Belt.

**Transport:** The suitability of the junction from the A69.

**Water environment:** The northern edge of the site is located within Flood Zones 3 and 2.

**Nature conservation:** The site is within the risk zone of the Wharmley Riverside SSSI. The Tyne and Allen River Gravels SAC is approx 500m to the east of the site.

**Geology:** The Fourstones and Park Shield Quarry Local Wildlife and Geological Site is located to the north of the site.

**Historic environment:** There is the potential for the proposed development to have an adverse visual impact on the setting of the Scheduled Monument of Red House Roman fort and The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site to the north and other designated heritage assets, including Newbrough Conservation Area and other listed buildings. It also has the potential to physically impact on previously unidentified archaeological remains. There is an archaeological site within the site.

**Soils:** The site contains Grade 2 Agricultural Land.

**Planning requirements identified through site assessments:**

**Working:** Phased working and progressive restoration.

**Local amenity:** Appropriate separation between the site and dwellings in the vicinity. An application should be accompanied by a noise assessment.

**Green Belt:** The site compound and any plant shall be located so as to reduce any impact on the openness of the Green Belt.

**Transport:** Suitable access arrangements to the site from the A69, which will likely involve mitigation measures to the existing junction. An application should be accompanied by a Transport Assessment.

**Water environment:** An application should be accompanied by a Flood Risk and Drainage Assessment.

**Nature conservation:** An application should be accompanied by an Ecological Impact Assessment and demonstrate that the site will not have an adverse effect on the integrity of the nearby SSSI and SAC.

**Historic environment:** An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration to the visual impact of the development on the settings of the Scheduled Monument of Red House Roman Fort, The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, Newbrough Conservation Area and relevant listed buildings.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working in as small an area as possible. Temporary bunding should be used to screen site activities and existing trees and hedgerows should be retained to mitigate the impact on the landscape.

**Restoration:** Deliver a net gain in ecological value through the creation of suitable habitats for wading birds and deliver an increase in floodplain storage. The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area, particularly the scheduled monument of Red House Roman fort and the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site to the north.

## Crushed rock sites

**Site name:** Belford Quarry (extension)

**Location:** East of Belford (NU 129 342)

**Site area:** 30 hectares

**Mineral:** Crushed rock (whinstone)

**Potential yield:** 5 million tonnes

### **Key matters identified by site assessments:**

**Local amenity:** Residential dwellings are located within the vicinity of the site, including at Belford Station and a campsite to the east of the site.

**Utilities:** There are private water supplies in the area that need investigating.

**Public Rights of Way:** A public footpath crosses the site access.

**Water environment:** There is a body of water within the existing quarry void but it does not fall within the proposed extension area.

**Historic environment:** The Kippy Heugh Scheduled Monument is to the north of the site. An archaeological site is present within the existing quarry area.

**Landscape:** The site is located less than 500 metres from the Northumberland Coast AONB.

### **Planning requirements identified through site assessments:**

**Working:** Phased working and restoration in conjunction with that of the existing site.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity of the site. An application should be accompanied by a noise assessment.

**Utilities:** Investigation of private water supplies in the area to ensure that there will be no impact on existing supplies or infrastructure. An application should demonstrate that there would not be harmful impacts on private water supplies and associated infrastructure.

**Transport:** Access to the site should be via the existing access to the quarry and an application should be accompanied by a Transport Assessment.

**Public Rights of Way:** An application should include measures to protect the safety of users of the Public Right of Way that crosses the site access.

**Water environment:** An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** An application should be accompanied by an Ecological Impact Assessment.

**Historic environment:** An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration of the visual impact of the development on the setting of Kippy Heugh Scheduled Monument.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of whin grassland. The restoration proposals will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area, particularly the scheduled monument of Kippy Heugh defended settlement to the north.



**Site name:** Divethill Quarry (east extension)

**Location:** North west of Little Bavington (NY 984 791)

**Site area:** 15.6 hectares

**Mineral:** Crushed rock (whinstone)

**Potential yield:** 4.5 million tonnes

**Key matters identified by site assessment:**

**Local amenity:** Residential dwellings are located in the vicinity of the site. There is potential for cumulative impacts if operated concurrently with existing quarry operations and/or proposed extension to the north.

**Public Rights of Way:** A Public Footpath, which is part of the St Oswald's Way long distance route, runs along the north eastern edge of the site.

**Water environment:** There are water channels and overland flow routes, including a cascade, that go through the site from the north west and south into the Hallington Burn.

**Nature conservation:** Bavington Crags SSSI is located to the north of the site. The north western part of the area is within the Divethill and Claywalls Local Wildlife and Geological Site and there is potential for adverse effects on important whin grassland communities

**Historic environment:** The site is in the vicinity of Great Bavington Conservation Area.

**Planning requirements identified through site assessments:**

**Working:** Phased working and restoration, which should seek to ensure the concurrent working of the site with either the existing quarry site, or the northern extension site is avoided.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity of the site. An application should be accompanied by a noise assessment.

**Transport:** Access to the site shall be by the access to the existing quarry. An application should be accompanied by a transport assessment.

**Public Rights of Way:** Mitigation to address the potentially adverse effects on users of the Public Footpath to the north east, which is part of the St Oswald's Way long distance route.

**Water environment:** Assessment of water cascade on site and any resultant impacts.

Mitigation measures required to ensure that water flows around the development unimpeded and not increasing the risk of flooding elsewhere. An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** Measures may be required to avoid, mitigate or compensate for impacts on the whin grassland within the Divethill and Claywalls Local Wildlife and Geological Site. An application should be accompanied by an Ecological Impact Assessment and demonstrate that the development will not have an adverse effect on the integrity of the Bavington Crags SSSI.

**Historic environment:** An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration to the visual impacts of the development on the setting of Great Bavington Conservation Area and

other designated heritage assets.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of whin grassland.

Restoration of the watercourses across the site to their existing state, or with improvements. Restoration should consider scope to improve flood risk. The restoration proposals will need to consider the potential visual impact on the setting of the various designated heritage assets in the wider area.

**Site name: Divethill Quarry (north extension)**

**Location:** North west of Little Bavington (NY 980 798)

**Site area:** 12.9 hectares

**Mineral:** Crushed rock (whinstone)

**Potential yield:** 2.1 million tonnes

**Key matters identified by site assessments:**

**Local amenity:** Residential dwellings are located in the vicinity of the site. There is potential for cumulative impacts if operated concurrently with existing quarry operations and/or proposed extension to the east.

**Public Rights of Way:** A Public Footpath, which is part of the St Oswald's Way long distance route, runs close to the eastern edge of the site.

**Water environment:** There are watercourses and a bog area to the south of the site. There are overland flow routes to the east and south, which flow into those on the east extension site.

**Nature conservation:** Bavington Crags SSSI is located to the north east of the site. All of the site is within the Divethill and Claywalls Local Wildlife and Geological Site and there is potential for adverse effects on important whin grassland communities.

**Historic environment:** The site is within the vicinity of the Great Bavington Conservation Area.

**Planning requirements identified through site assessments:**

**Working:** Phased working and restoration, which should seek to ensure the concurrent working of the site with either the existing quarry site or the eastern extension site is avoided.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity of the site. An application should be accompanied by a noise assessment.

**Transport:** Access to the site shall be by the access to the existing quarry. An application should be accompanied by a transport assessment.

**Public Rights of Way:** Mitigation to address the potentially adverse effects on users of the Public Footpath to the east, which is part of the St Oswald's Way long distance route.

**Water environment:** Development of the site must not impact on overland flows or increase flood risk elsewhere. Mitigation likely to be required to ensure cumulative impact, with eastern extension site, on overland flows are acceptable. An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** Measures may be required to avoid, mitigate or compensate for impacts on the whin grassland within the Divethill and Claywalls Local Wildlife and Geological Site. An application should demonstrate that the development will not have an adverse effect on the integrity of the Bavington Crags SSSI. An application should be accompanied by an Ecological Impact Assessment.

**Historic environment:** An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration to the visual

impacts of the development on the setting of Great Bavington Conservation Area and other designated heritage assets.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of whin grassland.

Restoration of the watercourses across the site to their existing state, or with improvements. Restoration should consider scope to improve flood risk. The restoration proposals will need to consider the potential visual impact on the setting of the various designated heritage assets in the wider area.

**Site name: Longhoughton Quarry extension (crushed rock)**

**Location:** West of Longhoughton (NU 237 153)

**Site area:** 12.9 hectares

**Mineral:** Crushed rock (whinstone and Carboniferous limestone)

**Potential yield:** 1.75 million tonnes

**Key matters identified by site assessments:**

**Local amenity:** Proximity to Longhoughton village. There is potential for cumulative noise impacts with the adjacent waste operation.

**Transport:** The capacity of the local road network, in particular the C80. There is the potential for cumulative impacts on the highway network if the extension were to overlap with the current operations.

**Public Rights of Way:** A Public Footpath crosses the site.

**Water environment:** There is a lake on the existing site, which is to be drained. There are also a few smaller water bodies on site. Overflow routes drain into the lake on site. A watercourse runs along the south east border, eventually flowing through Lesbury.

**Nature conservation:** A Local Wildlife Geological Site is located to the south west of the site. Recent records show a range of protected and priority species on site.

**Geology:** Longhoughton Quarry SSSI is adjacent to the site within the existing quarry.

**Planning requirements identified through site assessments:**

**Working:** Phased working and restoration, which should seek to ensure the concurrent working of the extension area and existing site is avoided.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity of the site. An application should be accompanied by a noise assessment, which should include consideration of the adjacent permitted waste management operation.

**Transport:** An application should be accompanied by a transport assessment considering the vehicle generation from the extended site. Due to the impacts through Denwick village, an increase in vehicular movements compared to the current permission is unlikely to be acceptable.

**Public Rights of Way:** The Public Footpath that crosses the site should be protected and if disruption is unavoidable it should be diverted or a safe and convenient alternative route created both during extraction and restoration.

**Water environment:** Mitigation to address and, where necessary monitor, overland flow routes, discharge rates, storage of surface water and flood risk issues. An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** Avoidance, mitigation and compensation measures are likely to be required to ensure impacts on the protected and priority species are acceptable. An application should be accompanied by an Ecological Impact Assessment.

**Historic environment:** An application should be accompanied by an archaeological assessment.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to ensure the concurrent working is avoided. Consideration should be given to what mitigation measures could be used to provide screening of site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of whin and limestone grassland, and restoration and expansion of the on-site lake, and measures to provide flood protection. The restoration proposals should consider the potential visual impact on the setting of designated heritage assets in the area.

**Site name: Northside**

**Location:** South west of Kirkwhelpington (NY 991 831)

**Site area:** 28 hectares

**Mineral:** Crushed rock (whinstone)

**Potential yield:** 4 million tonnes

**Key matters identified by site assessment:**

**Local amenity:** There are residential dwellings in the vicinity of the site.

**Transport:** The suitability of the junction of the A696 and the unclassified road proposed for site access.

**Public Rights of Way:** A Public Bridleway, which is part of the St Oswald's Way long distance walking route crosses the site and joins a Public Byway that runs along part of the southern boundary of the site. A Public Footpath runs through the site.

**Water environment:** Two watercourses flow through the site with the confluence in the middle of the site which flows easterly to the River Wansbeck. There is a well on the southern watercourse outside the site.

**Historic environment:** There is potential for development to impact on previously unidentified archaeological remains, and to have a visual impact on the setting of designated heritage assets in the area.

**Planning requirements identified through site assessments:**

**Working:** Phased working and progressive restoration.

**Local amenity:** Appropriate separation between the proposed workings and the dwellings in the vicinity of the site. An application should be accompanied by a noise assessment.

**Transport:** An application should be accompanied by a transport assessment and details of how the site is to be accessed for two-way lorry movements from the A696.

**Public Rights of Way:** The Public Footpath and Bridleway, which forms part of the St Oswald's Way long distance walking route, that cross the site should be protected and if disruption is unavoidable they should be diverted or a safe and convenient alternative route created both during extraction and restoration. Mitigation to address potentially adverse effects on users of the Public Byway to the south, which is also part of the St Oswald's Way long distance walking route.

**Water environment:** Mitigation to ensure water flows pass around the development unimpeded and not increasing the risk of flooding elsewhere. An application should be accompanied by a Flood Risk Assessment and Drainage Strategy.

**Nature conservation:** An application should be accompanied by an Ecological Impact Assessment.

**Historic environment:** An application should be accompanied by an Archaeological Assessment.

**Soils:** Mitigation to protect the soil resource.

**Landscape:** An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to

provide screening of site activities.

**Restoration:** Deliver a net gain in ecological value through the creation of whin grassland and restore, and if possible, improve water courses to enhance flood alleviation for downstream areas. Consider the potential visual impact on the setting of the designated heritage assets in the wider area. Following operation of the site, removal or significant scaling down of the new private access road and junction with A696 should be required.



## **Appendix A: List of nominated sites for assessment**

## Sand and gravel – List of nominated sites

Name of site	Location / Address	Grid reference	Proposed operator	Landowner	New site or extension	Mineral	Potential yield	Site area	Date nominated
Akeld Steads	North of Akeld, Wooler	NT 960 308	?	M Paton	New site	Sand and gravel	1,732,000 tonnes	30.35 hectares	2018 call for sites
Anick Grange Haugh	Hexham	NY 953 642	Thompsons of Prudhoe	Allendale Estates	New site	Sand and gravel	9,000,000 tonnes	90 hectares	2018 call for sites
Chipchase Strother	South east of Wark	NY 887 743	?	J Elkington, C Beaumont and Wriggley Trustees	New site	Sand and gravel	2,200,000 tonnes	40 hectares	2018 call for sites
Ingram Haugh	North east of Ingram, near Powburn	NU 023 168	?	Northumberland Estates	New site	Sand and gravel	2,000,000 tonnes	80 hectares	2009 call for sites
Horsdon	South of Wooler	NT 989 274	?	Lilburn Estates Farming Partnership	New site	Sand and gravel, crushed rock	Unknown	42 hectares	2018 call for sites
Mains Hill	Fowberry, near Wooler	NU 022 295	Gilbert Birdsall	?	New site	Sand and gravel	750,000 tonnes	8.3 hectares	2009 call for sites
Ridley Hall	East of Bardon Mill	NY 804 645	Hanson	?	New site	Sand and gravel	10,000,000 tonnes	67 hectares	2009 call for sites
Wooperton	Wooperton	NU 050 202	North East Concrete	J Rangham	Extension	Sand and gravel	1,000,000 tonnes	30 hectares	2018 call for sites
Wide Haugh	North West of Dilston	NZ 970 644	North East Concrete	?	New site	Sand and gravel	4,000,000 tonnes	30 hectares	2018 Local Plan Reg 18 consultation
West Wharmley	Land to North of West Wharmley Farm, Hexham	NY 880 671		Leazes Estate	New site	Sand and gravel	2,000,000 tonnes	46 hectares	2018 Local Plan Reg 18 consultation

Note: A proposal for a vertical extension to Lanton (Cheviot) Quarry submitted in response to a 'call for sites' in 2009 has subsequently come forward as planning application (09/00132/CCMEIA) and has been granted planning permission. This nominated site has therefore been excluded from the assessments.

### Crushed rock – List of nominated sites

Name of site	Location / Address	Grid reference	Proposed operator	Landowner	New site or extension	Mineral	Potential yield	Site area	Date nominated
Belford (Easington Crag) Quarry	East of Belford	NU 129 342	Tarmac	?	Extension to existing site	Crushed rock (Whinstone)	5,000,000 tonnes	30 hectares	2009 call for sites
Capheaton	South west of Capheaton	NZ 023 794	Tynedale Roadstone	?	New site	Crushed rock (Carboniferous limestone)	3,000,000 (100,000 tpa)	50 hectares	2009 call for sites
Cragmill	Belford	NU 129 342	CEMEX		Extension to existing site	Igneous rock			2009 Planning application for this area now granted.
Divethill Quarry (east extension)	East of Divethill Quarry, Capheaton	NY 984 791	CEMEX	Mr and Mrs Hamilton	Extension to existing site	Crushed rock (Whinstone)	4,500,000 tonnes (300,000 tpa)	15.6 hectares	2018 call for sites
Divethill Quarry (north extension)	North of Divethill Quarry, Capheaton	NY 980 798	CEMEX	Mr and Mrs Haywood	Extension to existing site	Crushed rock (Whinstone)	2,100,000 tonnes (300,000 tpa)	12.9 hectares	2018 call for sites
Ewesley	North of former Ewesley quarry, South of Rothbury	NZ 061 946	?	Northumberland Estates	New	Crushed rock (Whinstone)	Unknown	27 hectares	2009 Call for sites
Horsdon	South of Wooler	NT 989 274	?	Lilburn Estates Farming Partnership	New site	Sand and gravel, crushed rock	Unknown	42 hectares	2018 call for sites
Lane House Farm	North west of Newbrough	NZ 876 700	Tynedale Roadstone	?	New site	Crushed rock (Carboniferous limestone)	Not specified (100,000 tpa)	50 hectares	2009 call for sites

Name of site	Location / Address	Grid reference	Proposed operator	Landowner	New site or extension	Mineral	Potential yield	Site area	Date nominated
Longhoughton Quarry (extension 1 - 2009 site submission area)	West of Longhoughton	NU 237 153	?	Northumberland Estates	Extension to existing site	Crushed rock (Whinstone and Carboniferous limestone)	Igneous rock - 2,500,000 tonnes; Carboniferous limestone- 500,000 tonnes	27 hectares	2009 call for sites
Longhoughton (extension 2 - 2018 planning application boundary)	West of Longhoughton	NU 237 153	KW Purvis	Northumberland Estates	Extension to existing site	Crushed rock (Whinstone and Carboniferous limestone)	Igneous rock - 1,625,000 tonnes; Carboniferous limestone- 125,000 tonnes	20.5 hectares	2018 call for sites
Mootlaw Quarry	North of Matfen	NU 108 346	?	Messrs Coatsworth	Extension to existing site	Crushed rock (Carboniferous limestone)	6,900,000 tonnes (up to 500,000 tpa)	9 hectares	2009 call for sites
Shiel Dykes	North of Newton on the Moor	NU 150 069	?	Northumberland Estates	New site	Crushed rock (Whinstone)	3,000,000 tonnes	36.6 hectares	2009 call for sites
Northside	South West of Kirkwhelpington	NY 991 831	North East Concrete	?	New site	Crushed rock (Whinstone)	4,000,000 tonnes	28 hectares	2018 Local Plan Reg 18 consultation

**Note:**

A proposal for a lateral extension to Cragmill Quarry for crushed rock (application reference 15/01267/CCMEIA) submitted in response to a 'call for sites' in 2009 has subsequently come forward as a planning application and has been granted planning permission. This nominated site has therefore been excluded from the assessments.

## **Appendix B: Stage 1 Assessment: Mineral site appraisal framework**

Theme	Consideration	Positive	Neutral / ?	Negative
Availability and deliverability	<ul style="list-style-type: none"> <li>Landowner support</li> <li>Operator interest</li> </ul>	<p>No owner objection</p> <p>Operator interested or promoted</p>		<p>Owner objection</p> <p>No operator interest or promoted</p>
Land use	<ul style="list-style-type: none"> <li>Existing minerals site</li> <li>Conflict with other current land uses</li> <li>Conflict with other land allocations</li> </ul>	<p>Existing quarry or mothballed site</p> <p>No conflict with other current land uses</p> <p>No conflict with other land allocations in plan</p>		<p>Greenfield site</p> <p>Conflict with other current land uses</p> <p>No conflict with other land allocations in plan</p>
Utilities	<ul style="list-style-type: none"> <li>Presence of utilities infrastructure on the site</li> </ul>	No conflict with utilities infrastructure		Utilities infrastructure present and potential for conflict
Amenity	<ul style="list-style-type: none"> <li>Proximity to housing</li> <li>Proximity to other sensitive land uses</li> </ul>	<p>No land uses that would be directly impacted by the proposed sites</p> <p>Mitigation measures could be used to manage effects to an acceptable level.</p>		<p>The site is in proximity to land uses that may be subject to harm.</p> <p>No mitigation measures can be applied.</p>
Green Belt	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Impact on the purposes of Green Belt</li> </ul>	Not in Green Belt		In Green Belt and likely to conflict with the purposes of including land within it
Agricultural land quality	<ul style="list-style-type: none"> <li>Best and most versatile agricultural land</li> </ul>	<p>Lower grade agricultural land (i.e. not Grade 1, 2 or 3a) and soil quality.</p> <p>There would be opportunities to restore site and enhance the quality</p>		<p>Site contains best and most versatile agricultural land that would be impacted.</p> <p>Low potential for opportunities to enhance the quality.</p>

Theme	Consideration	Positive	Neutral / ?	Negative
Transport and accessibility	<ul style="list-style-type: none"> <li>Access to core road network</li> <li>Suitability of local road access</li> <li>Access to facilities for transport by rail or water</li> </ul>	<p>Good access to the core road network</p> <p>Local road access would not give rise to insurmountable highways issues</p> <p>Access to facilities for transport by rail or water</p> <p>Potential access to facilities for transport by rail or water</p>		<p>Remote from the core road network</p> <p>Local road access unsuitable</p> <p>No access or potential access to facilities for transport by rail or water</p>
Public Rights of Way	<ul style="list-style-type: none"> <li>Presence of Public Rights of Way, including National Trails and other long distance trails</li> </ul>	No detrimental issues to Public Rights of Way		Detrimental issues to Public Rights of Way that are unlikely to be resolvable
Nature conservation and geodiversity	<ul style="list-style-type: none"> <li>Proximity to and impact on international designations - SAC, SPA and Ramsar sites</li> <li>Proximity to national designations - SSSI, NNR</li> <li>Proximity to local designations - Local Wildlife and Geological Site, LNR and RIGs</li> </ul>	<p>Not within a designated area</p> <p>Not likely to have an adverse effect on designations</p> <p>Opportunities for enhancements</p>		<p>Overlaps with a designated area</p> <p>Likely to have an adverse effect on designations</p> <p>No opportunities for enhancements</p>
Historic environment	<ul style="list-style-type: none"> <li>World Heritage Site</li> <li>Scheduled monument</li> <li>Registered Park or Garden</li> <li>Registered battlefield</li> <li>Conservation area</li> <li>Listed building</li> </ul>	<p>The site does not contain heritage assets</p> <p>No harm or loss of a designated heritage asset</p>		<p>The site contains heritage assets</p> <p>Harm or loss of a designated heritage asset</p>



Theme	Consideration	Positive	Neutral / ?	Negative
Water environment	<ul style="list-style-type: none"> <li>Flood zone</li> <li>Source Protection Zone</li> </ul>	<p>Flood zone - Development appropriate for flood zone</p> <p>The site is within a Source Protection Zone</p>		<p>Flood zone - Development is not appropriate for flood zone</p> <p>The site is not within a Source Protection Zone</p>
Landscape and visual impact	<ul style="list-style-type: none"> <li>Impact on nationally designated landscape - AONB or National Park</li> <li>Impact on character and local distinctiveness of the landscape</li> </ul>	<p>Not within a nationally designated landscape</p> <p>Not likely to have major effect on special qualities / purposes for designation.</p> <p>Low impact on landscape character and landscape has low sensitivity to the development type proposed</p>		<p>Within a nationally designated landscape</p> <p>Likely to have major effect on special qualities / purposes for designation.</p> <p>High impact on character and landscape has high sensitivity to the development type proposed</p>

## **Appendix C: Stage 1 Assessment: Copy of matrix for site appraisals**

## Site appraisal matrix for:

### Site details

<b>Site name:</b>	
<b>Site location / address:</b>	
<b>Mineral type:</b>	
<b>Potential yield:</b>	
<b>Site area (hectares):</b>	
<b>New site or extension:</b>	

### Site appraisal

<b>Theme</b>	<b>Criteria / consideration</b>	<b>Score</b>	<b>Comments</b>
Availability and Deliverability	No owner objection / owner objection		
	Operator interest / no operator		
Land use	Conflict with other current land uses		
	Conflict with land allocations		
Utilities	Impact on utilities infrastructure		
Amenity	Proximity to housing		
	Proximity to other sensitive land uses		
Green Belt	Within Green Belt		
	Impact on openness		
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5		
Transportation and accessibility	Access to the core road network		
	Suitability of local road access		

	Access to rail facilities or facilities for transport by water		
	Potential for access to rail facilities or facilities for transport by water		
Public Rights of Way	Presence of Right of Way		
	Impact on Right of Way		
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.		
	Proximity and impact on local wildlife or geological site.		
Historic environment	Loss or harm to heritage assets		
Water environment	Flood Zone		
	Source Protection Zone		
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park		
	Impact on character and local distinctiveness of the landscape		
<b>Summary of key issues / constraints:</b>			
<b>Conclusion:</b>			

## **Appendix D: Stage 2 Assessment: Proforma for technical consultees**

Site appraisal conducted by:	
1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.	
2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?	
3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?	
4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?	
5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:	
<ul style="list-style-type: none"> <li>• The combination of effects from an individual site;</li> <li>• The combination of effects from one or more sites in a locality; and</li> <li>• The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?	
7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?	
8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?	

# **Aggregate minerals site allocations selection and appraisals Technical Paper**

## **Annex 1: Stage 1 Assessment – Site Appraisals**

## Site appraisals

This section of the report sets out the appraisal matrices (stage 1 of the assessment) for the nominated sand and gravel and crushed rock sites.

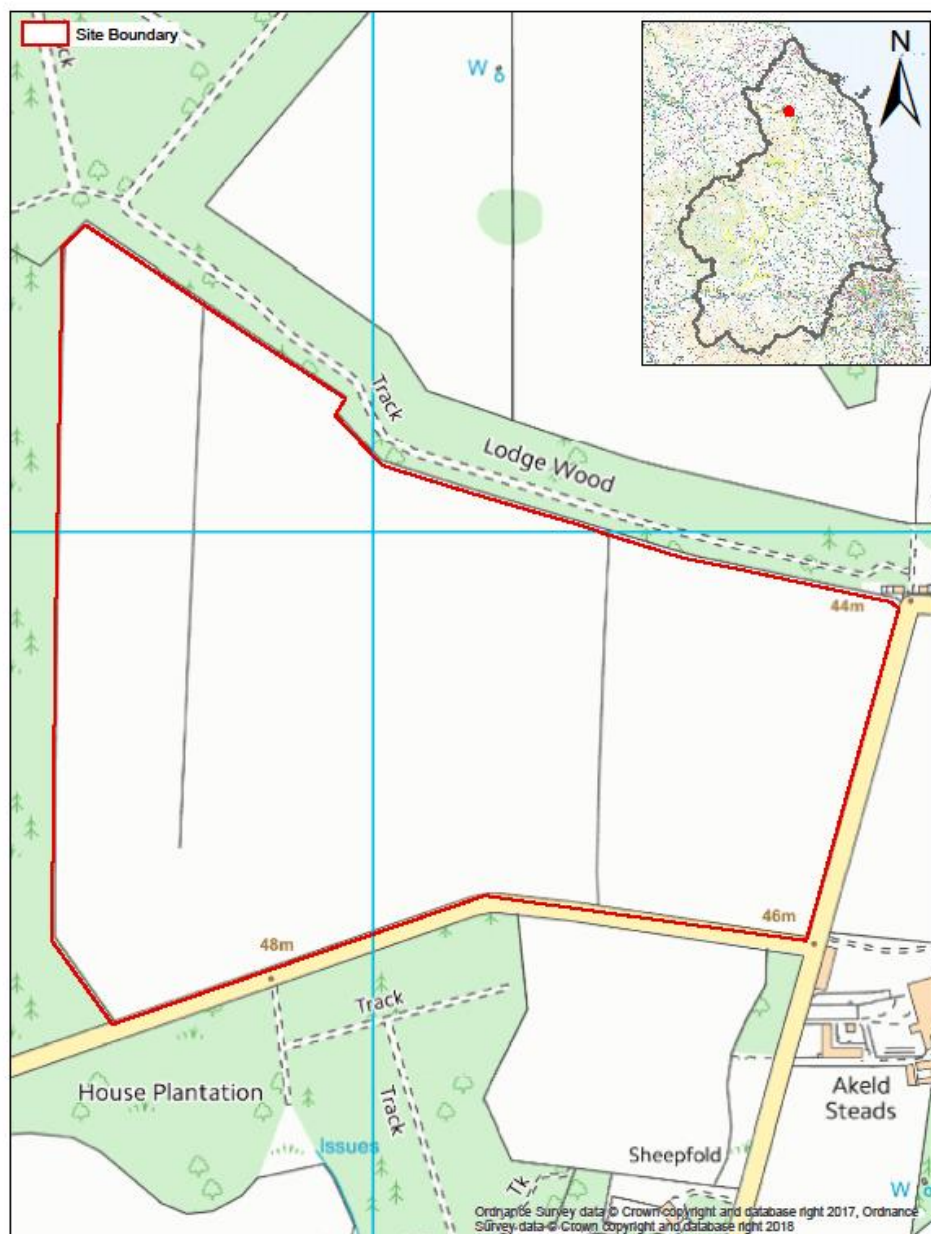
Site	Page
<b>Sand and gravel sites</b>	
Akeld Steads	3
Anick Grange Haugh	7
Chipchase Strother	10
Horsdon (also crushed rock on same site)	13
Ingram Haugh	17
Mains Hill	22
Ridley Hall	26
Wooperton Quarry (east extension)	30
Wide Haugh	34
West Wharmley	39
<b>Crushed rock sites</b>	
Belford Quarry (extension)	44
Capheaton	48
Divethill (East extension)	52
Divethill (North extension)	56
Ewesley	60
Horsdon (also sand and gravel on same site)	64
Lane House Farm	68
Longhoughton (extension – call for site submission area)	72
Longhoughton Quarry (extension – planning application area)	77
Mootlaw (extension)	82
Shiel Dykes	86
Northside	90



## Site appraisal matrix for: Akeld Steads

### Site details

<b>Site name:</b>	Akeld Steads
<b>Site location / address:</b>	North of Akeld, Wooler (NT 960 308)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	1,732,000 tonnes
<b>Site area (hectares):</b>	30.35
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (M Paton)
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs approx 50m away from the south west corner of the site. Part of the site is within the 250m zone, and all of the site is within the 1km zone.
Amenity	Proximity to housing	xx	The closest dwelling is South Lodge on the north east boundary of the site. There are 3 further dwellings approx 350m from the site - Akeld Lodge to the west and 2 dwellings at Tile Sheds to the north east.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	Grade 3. There is a medium to high likelihood of best and most versatile agricultural land being present on the site.
Transportation and accessibility	Access to the core road network	✓	Access is close to the A697.
	Suitability of local road access	x	The road used to access the site from the A697 becomes a narrow, single track after the entrance to Lanton Quarry.
	Access to rail	xx	

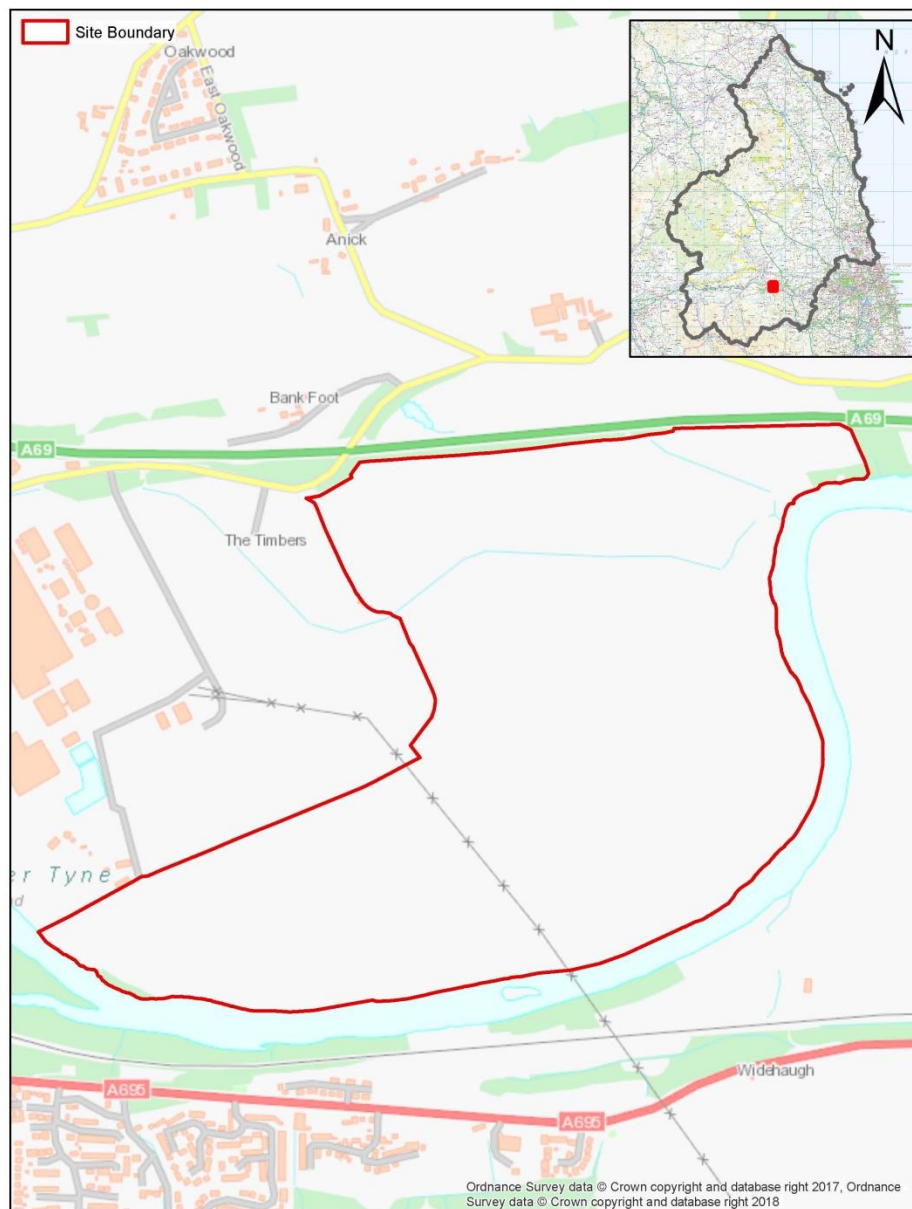
	facilities or facilities for transport by water		
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	River Tweed SSSI and River Tweed SAC is approx 250m to south of site. Further assessment would be needed to ascertain likely impact.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	xx	<p>There is a Scheduled Monument (West Akeld Steads Henge) on the site.</p> <p>There is an Archaeological site within the site, 1 on the edge of the site and 1 approx 80m south of the site.</p> <p>There is a listed building (South Lodge) on the north east corner of the site boundary, and 1 (Akeld Steads) approx 150m to the south east.</p>
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1, where sand and gravel extraction is compatible.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the	✓✓	The site is within an Area of High Landscape Value. However, it is within the Till and Glen Valleys

	landscape		Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of sand and gravel, and although the initial assessment has identified some potential issues for delivery of the site, these may be able to be overcome.</p> <p>The wider area has a history of sand and gravel extraction, and the nearby Lanton Quarry (or Cheviot Quarry) is still operational. There may be potential for this proposal to use some of the existing infrastructure associated with Lanton Quarry which may overcome the potential access issues identified.</p> <p>Further investigation is required to understand whether the nature of the potential impacts identified for the amenity of nearby residents, the historic environment and the existing agricultural use of the site. The potential to mitigate these impacts to an acceptable level should also be assessed.</p> <p>As the likely scale and ability to mitigate the potential impacts is unclear, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Anick Grange Haugh

### Site details

<b>Site name:</b>	Anick Grange Haugh
<b>Site location / address:</b>	Hexham (NY 953 642)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	9,000,000 tonnes (200,000 to 300,000 tonnes per annum)
<b>Site area (hectares):</b>	90
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Long-term option agreed with operator.
	Operator interest / no operator	✓✓	Thompsons of Prudhoe have option to work area of land.
Land use	Conflict with other current land uses	✓✓	Adjacent to sewage treatment works, anaerobic digestion plant and large wood products factory.
	Conflict with land allocations	?	Proposed employment site allocation in part of area but potential for prior extraction.
Utilities	Impact on utilities infrastructure	x	Electricity transmission lines run across the site.
Amenity	Proximity to housing	x	The closest dwelling is The Timbers approximately 120m to the west of site. Further dwellings are within 225m south of River Tyne.
	Proximity to other sensitive land uses	✓✓	Other adjoining land uses include anaerobic digestion plant, sewage treatment works and large wood products factory.
Green Belt	Within Green Belt	x	Within Green Belt.
	Impact on openness		
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site contains Grade 2 Agricultural land.
Transportation and accessibility	Access to the core road network	✓	Close to A69. Mitigation may be required.
	Suitability of local road access	✓	Suitable subject to traffic turning left on Ferry Road to A6079.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	

Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓	Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Newborough to Corbridge Landscape Character Area which has moderate sensitivity to hard rock extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a large reserve of sand and gravel.</p> <p>The proposal offers the potential for prior extraction to create a development platform for employment land and allocation and avoid this important resource being sterilised.</p> <p>As the issues do not appear to be insurmountable based on best practice and mitigation measures it is recommended that the site is taken forward for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Chipchase Strother

### Site details

<b>Site name:</b>	Chipchase Strother
<b>Site location / address:</b>	South east of Wark (NY 887 743)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	2,200,000 tonnes
<b>Site area (hectares):</b>	40
<b>New site or extension:</b>	New site





## Site appraisal

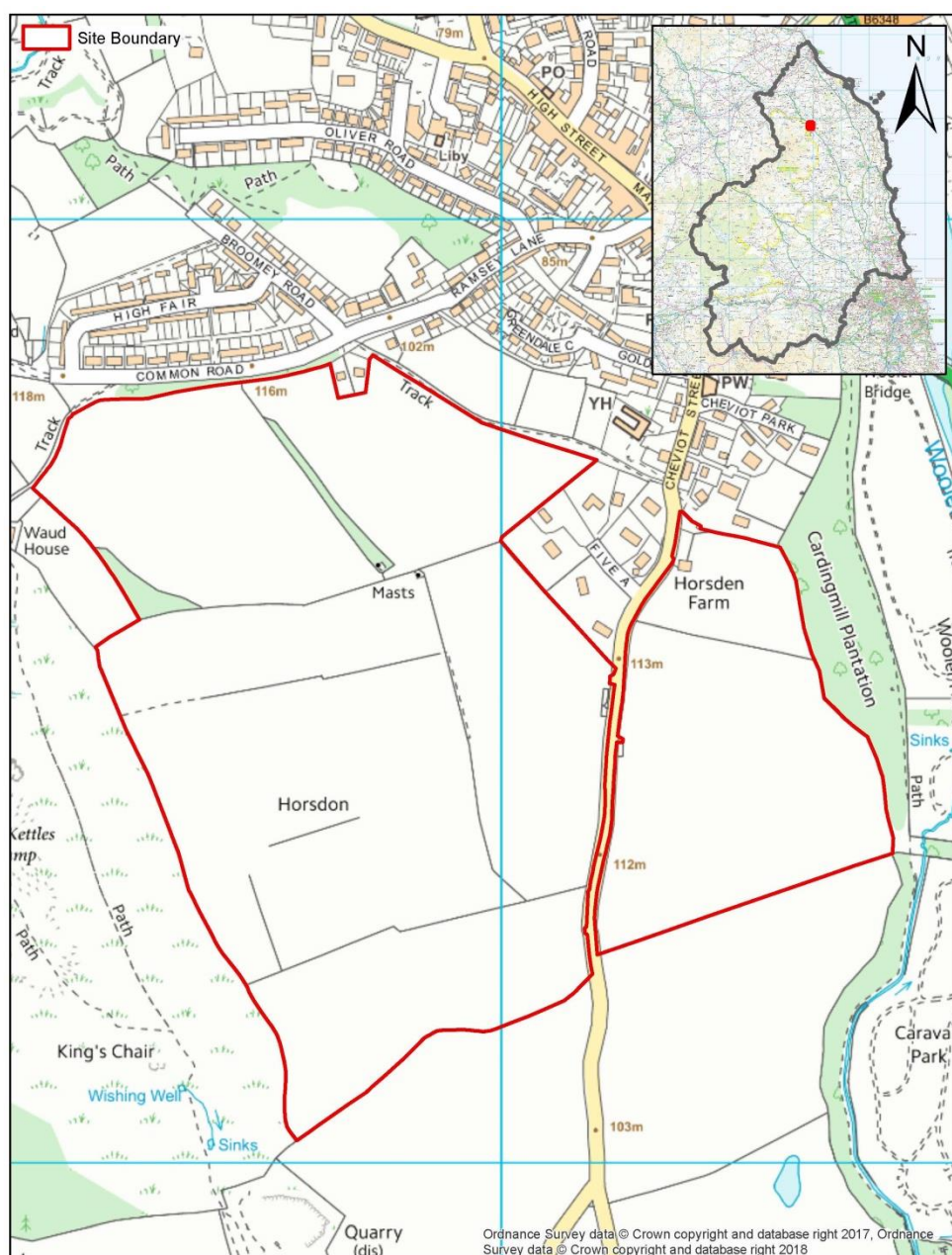
Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowners (J Elkington, C Beaumont and Wriggley Trustees).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Currently in agricultural use with small copses.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	1 dwelling within area and dwellings within 250 metres at Chipchase Mill, Combyheugh, Burnmouth Cottages and Nunwick Mill.
	Proximity to sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	No detailed survey work but site likely to contain Grade 2 and Grade 3 agricultural land.
Transportation and accessibility	Access to the core road network	xx	Access to the site would be via C218 road and Barrasford village to A6079 at Chollerton.
	Suitability of local road access	xx	Would require access along smaller lanes and via Barrasford village.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	

Public Rights of Way	Presence of Right of Way	x	Public Footpath runs between site boundary and the River North Tyne.
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	Majority of site within Flood Zone 3, which is compatible with sand and gravel extraction. Siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	Low sensitivity. Site reasonably well screened within the landscape.
<p><b>Summary of key issues / constraints:</b></p> <p>The site contains a large reserve of sand and gravel, however, the initial assessment has identified significant issues with access to the site.</p> <p>Further issues have been identified relating to public rights of way and the high quality agricultural land on the site. It is likely that these issues could be mitigated to acceptable impacts using best practice.</p> <p>Given the considerable access issues with this site, it is recommended that the site is not progressed for further assessment.</p>			
<p><b>Conclusion:</b></p> <p>Do not take forward for further assessment.</p>			

## Site appraisal matrix for: Horsdon

### Site details

<b>Site name:</b>	Horsdon
<b>Site location / address:</b>	South of Wooler (NT 989 274)
<b>Mineral type:</b>	Sand and gravel, Crushed rock
<b>Potential yield:</b>	Unknown
<b>Site area (hectares):</b>	42
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Lilburn Estate Farming Partnership).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs underneath the western side of the site.
Amenity	Proximity to housing	xx	Adjoins Wooler to the north.
	Proximity to sensitive land uses	xx	Caravan site in the valley to the east.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	No detailed survey work. Likely to be Grade 3 and 4.
Transportation and accessibility	Access to the core road network	xx	Close to A697 but local access roads to and from the A697 are narrow and through a built up area.
	Suitability of local road access	xx	The roads from the A697 are not suitable for use by HGVs because they are narrow, with tight junctions and residential in nature.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	Public Footpath crosses eastern part of area from Five Acres to

	Impact on Right of Way	x	Wooler Haugh.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	Wooler Water to the east is part of the River Tweed SAC and Tweed Catchment Rivers SSSI.
	Proximity and impact on local wildlife or geological site.	?	Area of Ancient Woodland adjacent to the east and local wildlife and geological site adjacent to the west.
Historic environment	Loss or harm to heritage assets	x	Part of area adjoins the Wooler Conservation Area.
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1 which is compatible with sand and gravel extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	Could be visually prominent in respect to the nearby Northumberland National Park and Cheviot Hills
	Impact on character and local distinctiveness of the landscape	xx	The site is within the Wooler Vale Landscape Character Area which has moderate sensitivity to sand and gravel extraction. However, intervisibility with higher ground could be an issue and means it may have high sensitivity.
<p><b>Summary of key issues / constraints:</b></p> <p>The site contains an unknown reserve of sand and gravel and crushed rock, however the initial assessment has identified a number of significant concerns.</p> <p>The proximity to Wooler and road access to the site are significant constraints, which cannot easily be mitigated.</p> <p>There are a number of potential ecological impacts relating to the adjacent SAC, SSSI, Area of Ancient Woodland and Local Wildlife and Geological site which require further assessment to determine whether the site could be worked in a way where the impacts are acceptable.</p> <p>A mineral development in this location could potentially be visually prominent in the landscape, including in respect to the adjoining Northumberland National Park.</p>			

There is a lack of clarity about the potential of the resource in the site and about the operator interest.

Because of the proximity to Wooler and the significant issues with access to the site, it is recommended that the site is not taken forward for further assessment.

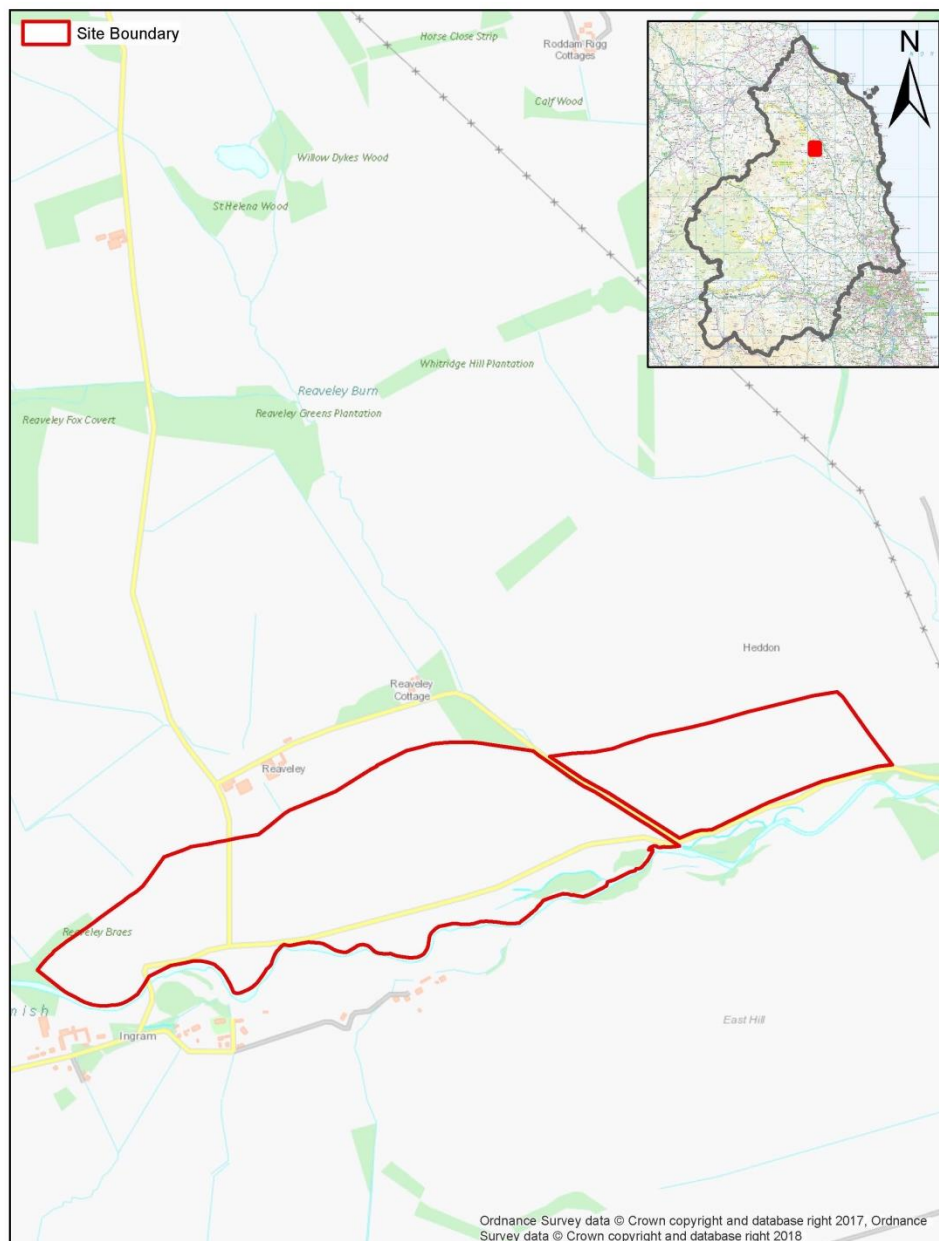
**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Ingram Haugh

### Site details

<b>Site name:</b>	Ingram Haugh
<b>Site location / address:</b>	North east of Ingram, near Powburn (NU 023 168)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	2,000,000 tonnes (200,000 tonnes per annum)
<b>Site area (hectares):</b>	80
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓	Land in pastoral use and can be restored.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓	The eastern part of the site lies within the 1km underground gas pipeline zone.
Amenity	Proximity to housing	xx	A number of dwellings are located within 250m of the site. The village of Ingram and Ingram Mill lie 100m to the south, and there are also dwellings at Heddon (170m north-east), Reaveley Cottage (180m north) and Reaveley Farm (130m north). The hamlet of Brandon lies 350m to the east of the site.
	Proximity to sensitive land uses	x	Ingram church is approximately 100m to the south of the site.  Other sensitive uses which are further afield, and unlikely to be directly affected are Branton School (1km to the east) and the River Breamish Caravan Club (approx 1.3km to the east).
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site includes some Grade 2 and 3a agricultural land.
Transportation and accessibility	Access to the core road network	xx	Access to the site would be from the C54 road, which runs from the A697 road through the village of Brandon to Ingram. The turning from the A697 onto the C54 may



			not be suitable for Heavy Goods Vehicles.
	Suitability of local road access	xx	The C54 is not suitable for use Heavy Goods Vehicles; it is narrow in parts and winding.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	A public footpath, crossing over the River Breamish runs through a small section of the site (approx 100m). This could be diverted onto local roads, although these also run through the site.  Another public footpath runs adjacent to part of the site (Roddam FP1).
	Impact on Right of Way	xx	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	Site is bound by the River Breamish, which is a SSSI and an SAC. It is likely at some point the river could breach the gravel workings resulting in a major release into the river.  If the working of the site were likely to have a significant effect on the SAC then an Appropriate Assessment would be required before the site could be designated.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	x	St Michael's Church and The Old Rectory at Ingram (approx 80m south) are listed buildings.
Water environment	Flood Zone	✓✓	Southern and eastern sections of the site lie within Flood Zones 2 and 3, which is compatible with sand and gravel extraction. The siting of ancillary infrastructure would need consideration.

			A Flood Risk Assessment would be required before this site could be designated.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	xx	Part of the site lies within Northumberland National Park.  The Ingram valley is a main gateway route into the National Park, and a high number of receptors would potentially be affected.
	Impact on character and local distinctiveness of the landscape	x	The eastern part of the site, which is not within the National Park lies within an Area of High Landscape Value. This part of the site also lies with the Upper Breamish Landscape Character Area which is moderately sensitive to sand and gravel extraction uses.

#### **Summary of key issues / constraints:**

The site contains a significant resource of sand and gravel. However, the initial assessment has identified a number of potential significant issues for a number of matters.

Part of the site is within the Northumberland National Park, where Northumberland County Council cannot make any planning policy allocations or decisions, and the rest of the area is close proximity to the National Park. The site could potentially have a significant adverse impact on the landscape and special qualities of the National Park. Further, the site would be within one of the main gateways into the National Park and would therefore have potential to impact on a large number of receptors.

The suitability of the core and local road network is a key concern. There is uncertainty about the appropriateness of the junction from the A697 onto the C54 for Heavy Goods Vehicles (HGVs). There are also serious doubts about the ability of the C54 to accommodate HGVs on a regular basis.

The potential impact on ecology and biodiversity is another area of considerable concern due to the presence of an SAC and SSSI directly adjacent to the site. While it may be possible to mitigate the impact through the use of an appropriate stand-off, further investigation would be necessary and an Appropriate Assessment would be required before the site could be allocated.

There are further issues, which may be able to be mitigated to an acceptable level using best practice, including the impact on the amenity of residential properties, on public rights of way, on the historic environment and on high quality agricultural land.

As it is not considered possible to mitigate all the potential impacts identified to acceptable

levels, the site should not proceed to the next stage of assessment.

**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Mains Hill

### Site details

<b>Site name:</b>	Mains Hill
<b>Site location / address:</b>	Fowberry, near Wooler (NU 022 295)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	500,000 to 750,000 tonnes (50,000-75,000 tonnes per annum)
<b>Site area (hectares):</b>	8.3 (extraction area 4.8)
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown.
	Operator interest / no operator	✓✓	Promoted by operator (Gilbert Birdsall Limited).
Land use	Conflict with other current land uses	✓✓	Land currently in agricultural use.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs approx 40m parallel the western edge of the site. The majority of the site is within the 250m gaspipe zone, while all of it is within the 1km gaspipe zone.
Amenity	Proximity to housing	✓✓	No dwellings are located within 250m. The nearest dwellings are located approx 450m to the west (Heatheryhall), south (Smithy Cottage) and south east (Fowberry).
	Proximity to sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	There is a high likelihood of best and most versatile land being present on the site.
Transportation and accessibility	Access to the core road network	xx	Access to the site from the A1 would be via the B6348, B6349 and minor unclassified roads.
	Suitability of local road access	xx	The minor roads are very narrow, undulating and weakly constructed. Access to the site involves crossing a narrow bridge which is a listed structure and not suitable for use by heavy goods vehicles.

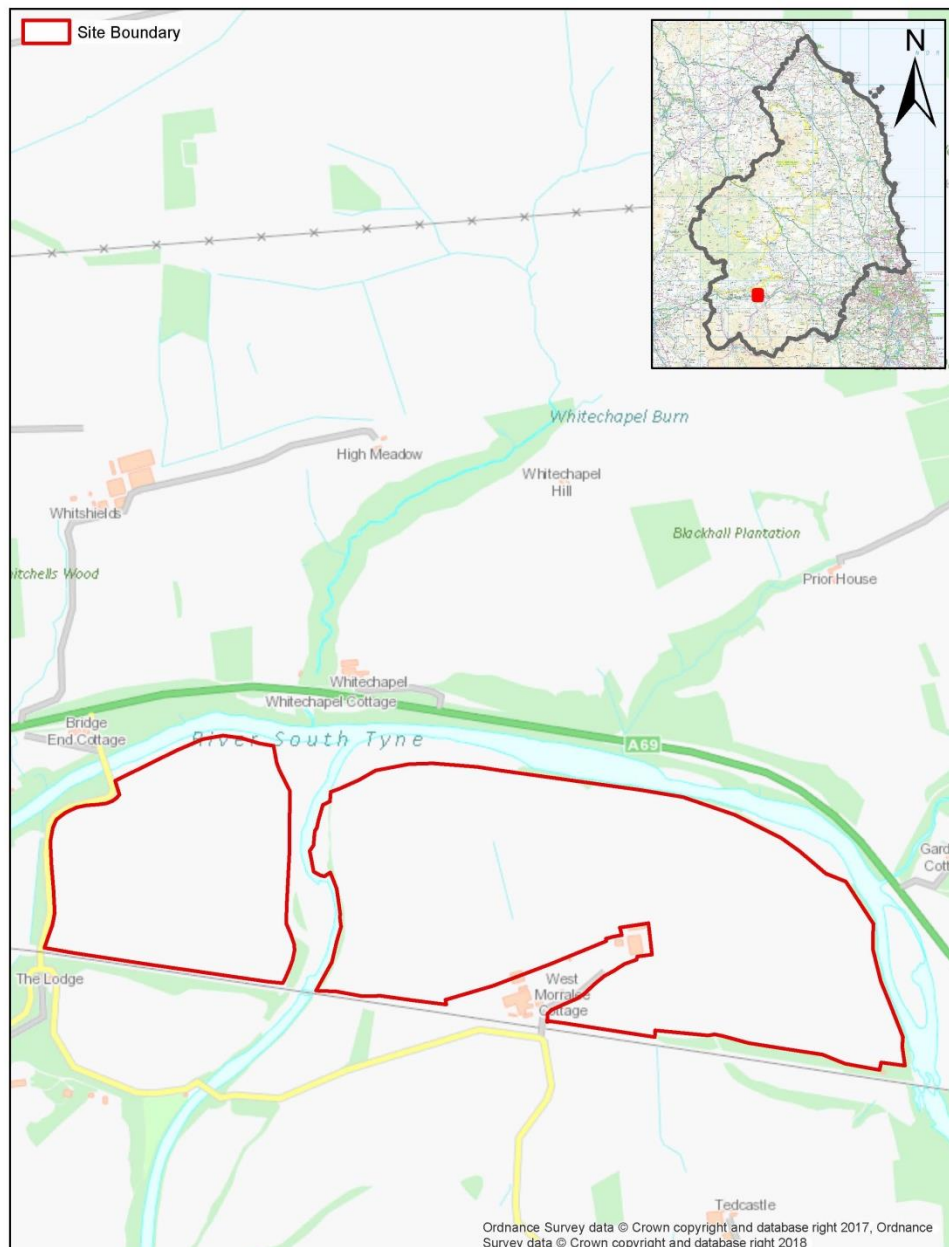
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	The site is adjacent to the River Till, which is part of the Tweed Catchment Rivers - Till Catchment SSSI and the River Tweed SAC. If the working of the site were likely to have a significant effect on the SAC then an Appropriate Assessment would be required before the site could be designated.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	xx	The access route to the site would involve crossing Hettonburn Bridge, which is a listed structure. It is unlikely that these would be able to support quarry vehicles without modification.
Water environment	Flood Zone	✓✓	The site lie within Flood Zones 2 and 3, which is compatible with sand and gravel extraction. The siting of the ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	

	Impact on character and local distinctiveness of the landscape	✓✓	The site is within an Area of High Landscape Value. However, it is within the Breamish Vale Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>The site represents a small but significant resource of sand and gravel, however, the assessment has identified some potentially significant adverse impacts.</p> <p>The local road network is not suitable for heavy goods vehicles and there is a listed bridge on the route from the site which would need modification to accommodate them. It is difficult to see how this issue could be mitigated in an acceptable way.</p> <p>Additional adverse impacts that would require further investigation are the potential to impact the adjacent SSSI and SAC. An Appropriate Assessment would be required if the site were to be designated in the Local Plan in order to more fully understand the likely ecological impacts.</p> <p>The implications of the underground gas pipeline need to be clarified.</p> <p>As it is not considered possible to mitigate all the potential impacts identified to acceptable levels, the site should not proceed to the next stage of assessment.</p>			
<p><b>Conclusion:</b></p> <p>Do not take forward for further assessment.</p>			

## Site appraisal matrix for: Ridley Hall

### Site details

<b>Site name:</b>	Ridley Hall
<b>Site location / address:</b>	East of Bardon Mill (NY 804 645)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	10,000,000 tonnes (200,000 tonnes per annum)
<b>Site area (hectares):</b>	67
<b>New site or extension:</b>	New site





## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown.
	Operator interest / no operator	✓✓	Site promoted by Hanson Aggregates.
Land use	Conflict with other current land uses	✓✓	
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	There are four dwellings immediately adjacent to the eastern part of the site. There are also a number of properties with 250m of site.
	Proximity to sensitive land uses	x	Close to National Trust property at Allen Banks and adjacent to access road.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	Site contains Grade 2 and 3a agricultural land.
Transportation and accessibility	Access to the core road network	x	The site is close to the A69 but access is not straightforward as it involves crossing the River Tyne.
	Suitability of local road access	xx	Access to the site involves a narrow bridge across River Tyne.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of	✓✓	

	Way		
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	Majority of site in Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need careful consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	North Pennines AONB immediately to the south of the site.
	Impact on character and local distinctiveness of the landscape	✓	The site is within the Haltwhistle to Newborough Landscape Character Area, which is moderately sensitive to sand and gravel extraction. However, the site is relatively well enclosed.

**Summary of key issues / constraints:**

The site contains a large reserve of sand and gravel, however, the initial assessment has identified a number of significant issues.

The site is located close to the northern boundary of the North Pennines AONB and close to Allen Banks and Staward Gorge, a National Trust property. The proposal has potential to impact on the amenity of visitors. Appropriate stand-offs would also be required to residential properties around the site.

While the site is close to the A69, access would be via a narrow bridge over the River Tyne and smaller road.

Given that the nature of the issues mean that they are not able to be mitigated, it is recommended that the site is not taken forward for further assessment.

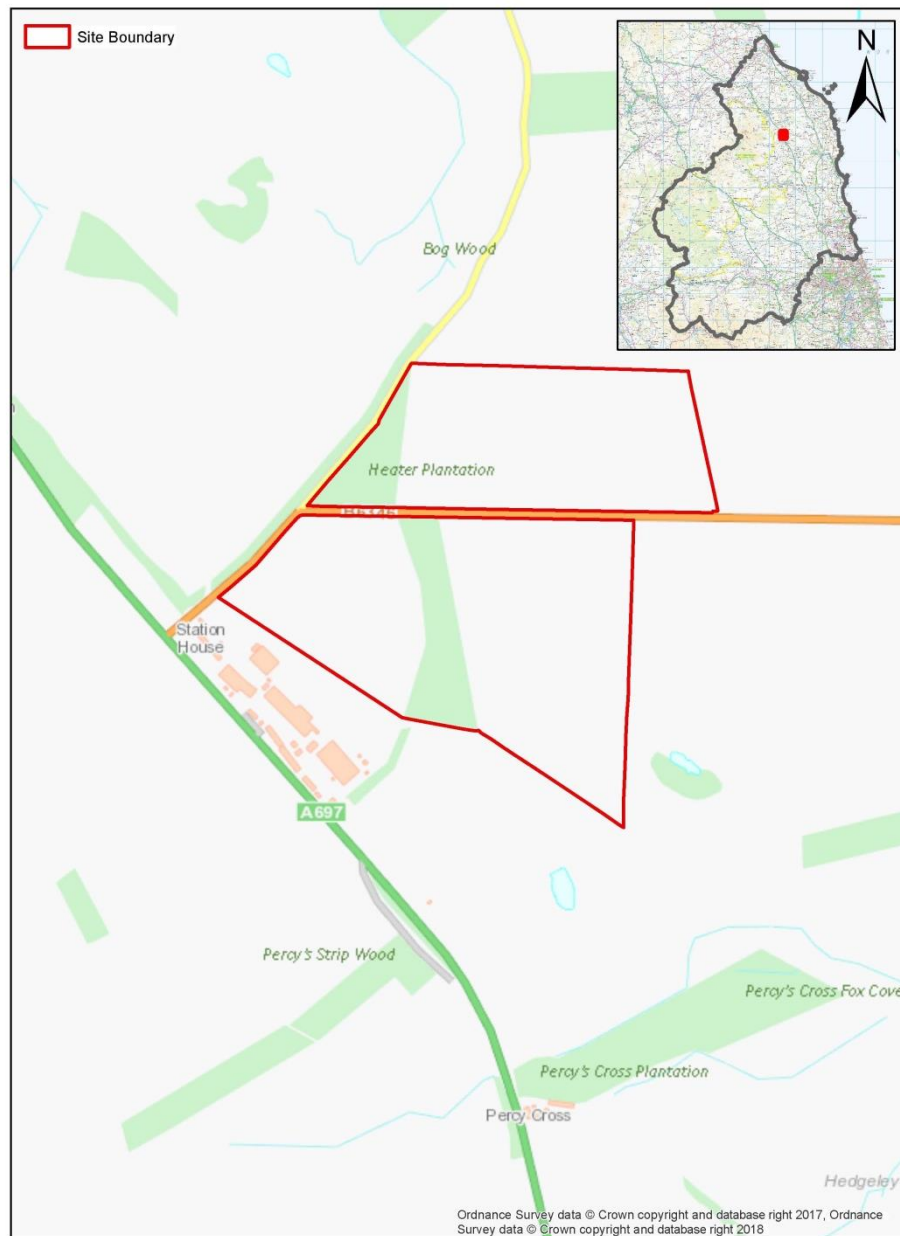
**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Wooperton Quarry extension

### Site details

<b>Site name:</b>	Wooperton Quarry extension
<b>Site location / address:</b>	Wooperton, NE66 4XS (NU 050 202)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	1,000,000 tonnes
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	Extension



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓✓	Promoted by North East Concrete
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed to restore to this use.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwelling is approx 75m from the site. There are 6 dwellings to the south west within 250m.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓✓	Access is directly off the B6346, just off the A697.
	Suitability of local road access	✓✓	Roads already used to access Wooperton Quarry
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of		

	Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with sand and gravel extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓	The site is within an Area of High Landscape Value. However, it is within the Breamish Vale Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.

**Summary of key issues / constraints:**

This site contains a significant reserve of sand and gravel and the initial assessment has not identified any major issues with this site.

The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for restoration of site to agricultural use.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

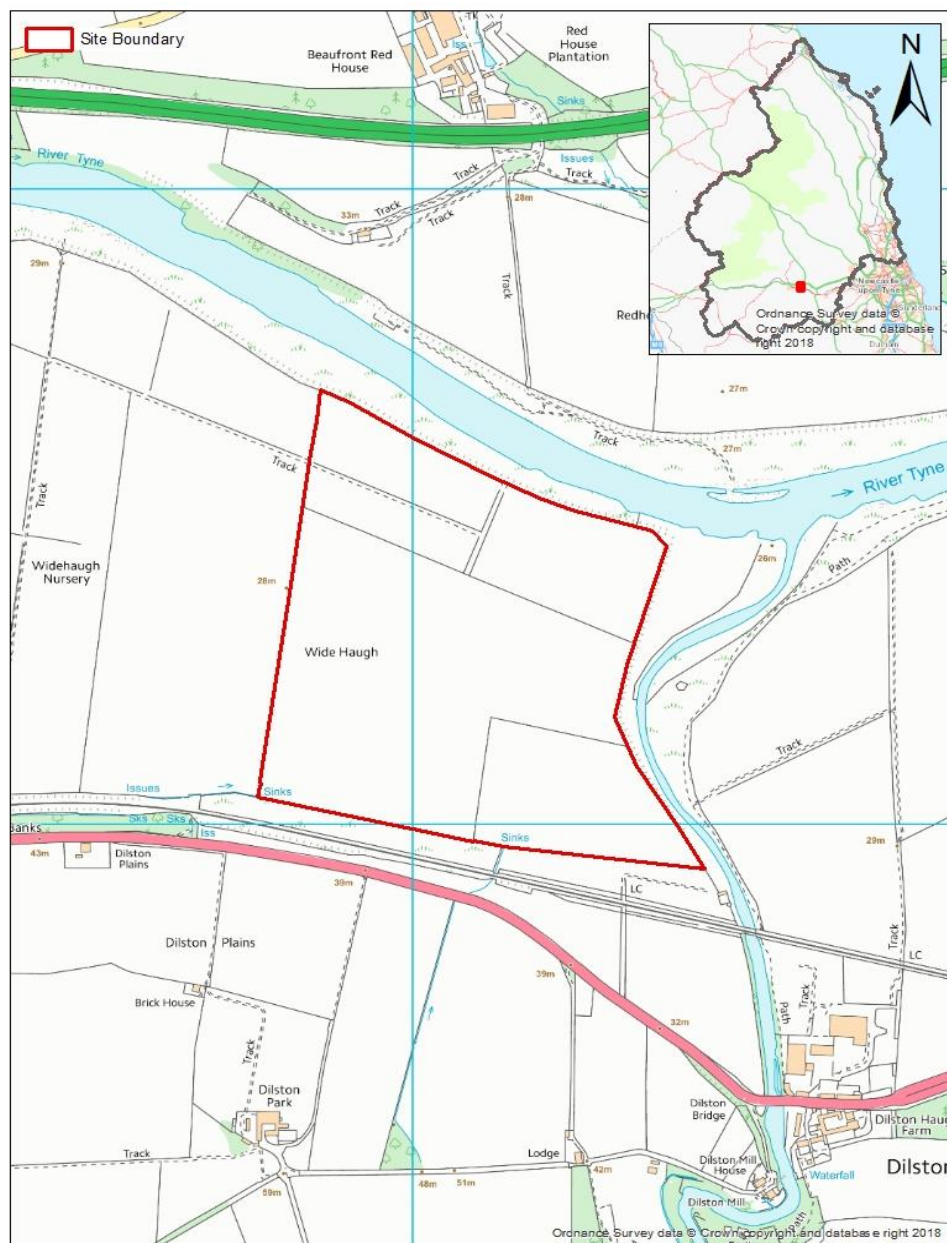
**Conclusion:**

Proceed to next stage of appraisal.

## Site appraisal matrix for: Wide Haugh

### Site details

<b>Site name:</b>	Wide Haugh
<b>Site location / address:</b>	North West of Dilston (NZ 970 644)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	4,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	New site





## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓ ✓	Land owner agreement
	Operator interest / no operator	✓ ✓	Site promoted by North East Concrete
Land use	Conflict with other current land uses	✓ ✓	Site is currently in agricultural use.
	Conflict with land allocations	✓ ✓	
Utilities	Impact on utilities infrastructure	✓ ✓	
Amenity	Proximity to housing	x	<p>The closest dwelling are Dilston Plains approx 260m to the south west of site (although it is separated by the railway line and A695 road) and Prior Thorns approx 260m north of the site. Other dwellings within the vicinity include a cluster of dwellings at Dilston approx 350m south east, three dwellings at Redhouse approx 550m north of the site and two dwellings - Widehaugh House and Birdbrook - approx 600m to the south west.</p> <p>The eastern edge of the town of Hexham is approximately 1km to the west of the site and the western edge of the village of Corbridge is approx 1.2km to the west of the site.</p>
	Proximity to other sensitive land uses	x	<p>Cambian Dilston College (offering further education to young adults with learning difficulties, autism spectrum conditions and complex needs) is approx 650m to the south of the site.</p> <p>The English Heritage 'Corbridge Roman Town - Hadrian's Wall' site is approx 850m to the north east of the site.</p> <p>St Andrew's Church, Corbridge is approx 1.4km to the east of the site.</p>
Green Belt	Within Green Belt	x	Within the Tyne and Wear Green Belt

	Impact on openness		
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site contains Grade 2 Agricultural land.
Transportation and accessibility	Access to the core road network	x	Whilst the site is fairly close to the A69, access would be via the A68 and through the village of Riding Mill.
	Suitability of local road access	xx	Access to the site from the A69 is problematic. It involves crossing the River Tyne on the A68 and going through the village of Riding Mill on the A695, crossing the rail line at Riding Mill and Corbridge.  The proposal includes a new internal road from an existing access off the B6321. However, it would need to cross Devil's Water and would incur a greater loss of agricultural land.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓ ✓	
	Impact on Right of Way	✓ ✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	
	Proximity and impact on local wildlife or geological site.	?	The Devils Water Woods Local Wildlife Geological Site is located approx 350m south of the site, upstream along Devils Water.  The Tyne River, Corbridge - Stocksfield Local Wildlife Geological Site is located approx 1.5km downstream to the east of the site.

Historic environment	Loss or harm to heritage assets	xx	<p>The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, is located approx 500m North East of the site.</p> <p>There are a number of listed buildings in the vicinity of the site, those within 500m include:</p> <ul style="list-style-type: none"> <li>- the Bridge of Devils Water approx 250m to the south east;</li> <li>- the farm house and buildings at Dilston Haugh approx 300m to the south east;</li> <li>- The remains of Old Bridge on west bank of Devils Water approx 450 to the south east; and</li> <li>- Farmhouse, farm buildings and dovecote at Red House Farm, approx 500m to the north.</li> </ul>
Water environment	Flood Zone	✓	The site is within Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need consideration. A flood defence appears to border the site, and the implications for this need consideration.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓ ✓	The site is within the Newbrough to Corbridge Landscape Character Area, which is assessed as having low sensitivity to sand and gravel extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a large reserve of sand and gravel, however, the initial assessment has identified potentially significant issues with access and impact on the historic environment, and impact on residential amenity.</p> <p>The access from the A69 would involve going through the village of Riding Mill and crossing the rail line at two points. A new access road would be required using an existing small access off the A69, and crossing Devils Water. If progressed, it would need to be demonstrated that there would be no unacceptable impact associated with access to the site.</p>			

The site is within close proximity to the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, and there are a number of listed buildings within the vicinity of the site. Further assessment is needed to understand whether development the site would have an adverse impact on the historic environment.

There are a number of residential dwellings within the vicinity of the site and the relatively open nature of the landscape offers little natural opportunities for screening; either visually or in terms of noise abatement.

Further assessment of the potential impacts identified is required to understand whether it is suitable for allocation.

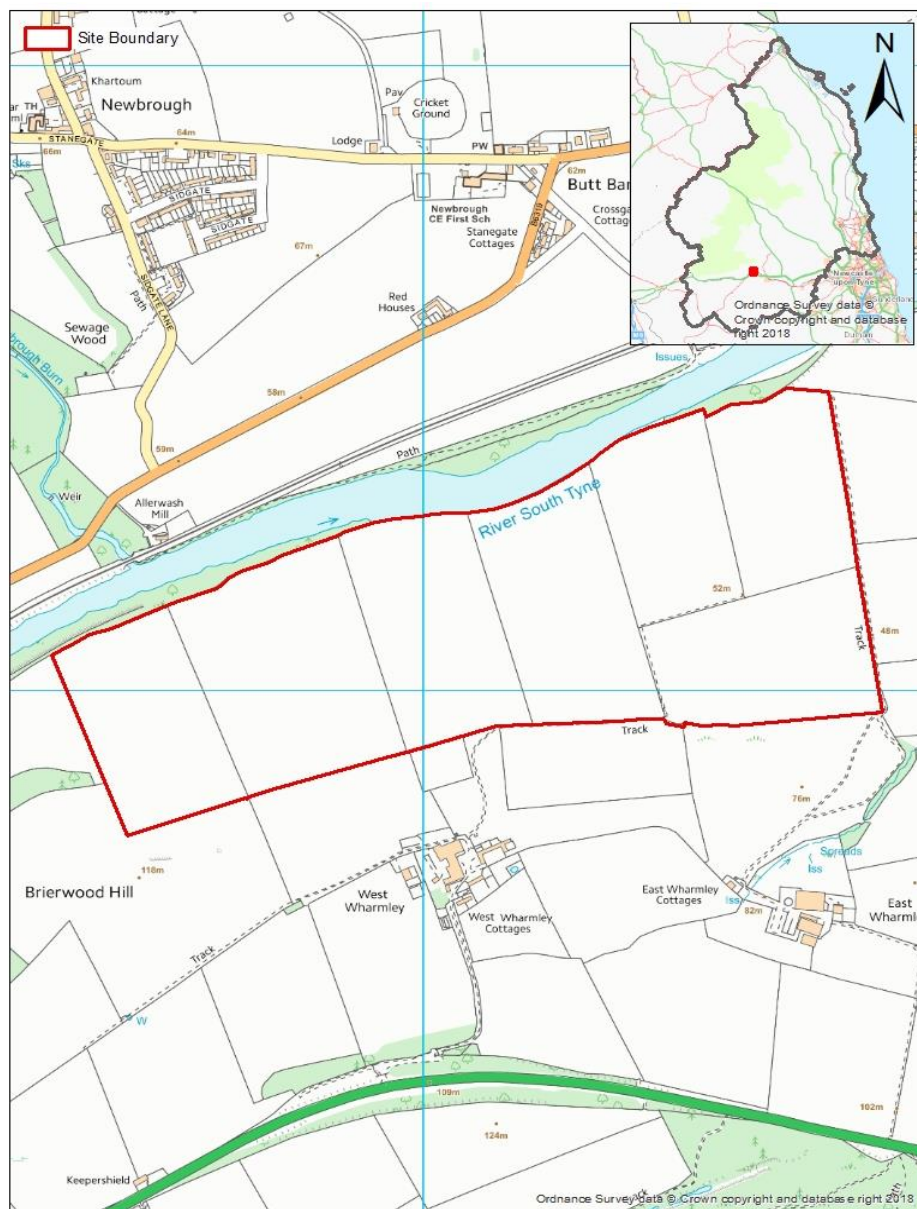
**Conclusion:**

Proceed to next stage of appraisal.

## Site appraisal matrix for: West Wharmley

### Site details

<b>Site name:</b>	West Wharmley
<b>Site location / address:</b>	Land to north of West Wharmley Farm, Hexham, NE46 2PL (NY 880 671)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	2,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	46
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓ ✓	Submitted by land owner (Leazes Estate)
	Operator interest / no operator	?	Unknown
Land use	Conflict with other current land uses	✓ ✓	Site is currently in agricultural use.
	Conflict with land allocations	✓ ✓	
Utilities	Impact on utilities infrastructure	✓ ✓	
Amenity	Proximity to housing	x	<p>The closest dwellings are at Allerwash Mill and Crossgate Cottages approx 100m to the north of the site.</p> <p>There are some small settlements in the vicinity of the site:</p> <ul style="list-style-type: none"> <li>- at Fourstones approx 250m north east of the site</li> <li>- at Newborough approx 400m north of the site;</li> </ul> <p>West Wharmley Farm and West Wharmley Cottages are approx 200m south of the site.</p> <p>East Wharmley Cottage and East Wharmley Farm are approx 300m to the south of the site.</p> <p>There are clusters of dwellings within the vicinity of the site:</p> <ul style="list-style-type: none"> <li>- at Red Houses approx 250m north of the site;</li> <li>- at Allerwash approx 300m north west of the site;</li> <li>- at Frankham approx 750m north of the site;</li> <li>- at Greenshaw Plain approx 900m south east of the site;</li> </ul>
	Proximity to other sensitive land uses	✓	<p>St Aidan's Church, Fourstones is approx 450m north of the site.</p> <p>Wesleyan Methodist Chapel, Stanegate is approx 500m north of the site.</p>

Green Belt	Within Green Belt Impact on openness	x	Within the Tyne and Wear Green Belt
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The north west part of the site contains Grade 2 Agricultural land, and the south east part of the site contains Grade 3 agricultural land.
Transportation and accessibility	Access to the core road network	✓	The site is close to, and can be directly accessed from the A69. Mitigation may be required.
	Suitability of local road access	✓	Access to the site is direct from the A69 and the proposal includes a new internal road.  Mitigation may be required to ensure that the junction from the A69 is suitable for HGV traffic.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	x	The site is within the risk zone of the Wharmley Riverside SSSI, which is approx 500m to the east of the site.  The Tyne and Allen River Gravels SAC is approx 500m to the east of the site.
	Proximity and impact on local wildlife or geological site.	?	The Fourstones and Park Shield Quarry Local Wildlife Geological Site is located approx 900m north of the site.
Historic environment	Loss or harm to heritage assets	?	The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, is located approx 350m North of the site at the Red House Roman Camp.

			<p>The buffer zone for the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site runs approx 1.5km north of the site.</p> <p>There are a number of listed buildings in the vicinity of the site, including:</p> <ul style="list-style-type: none"> <li>- the farmhouse, associated buildings, and Old Cottage at West Wharmely Farm approx 200m to the south of the site;</li> <li>- Shelter Shed and farm building at Allerwash approx 330m to the north west of the site;</li> <li>- The Former Station Masters House at Fourstones approx 350m to the north east of the site;</li> <li>- East Wharmley Farmhouse approx 400m to the south east of the site; and</li> <li>- a number of listed buildings at Newborough approx 750m to the north of the site.</li> </ul> <p>There is an Archaeological Site within the site, and a further 10 within 500m of the site boundary.</p> <p>Newborough Conservation Area is approx 600m to the north of the site.</p>
Water environment	Flood Zone	✓	The northern edge of the site is within Flood Zones 3 and 2, while the majority of the site is within Flood Zone 1. Sand and gravel extraction is compatible with all 3 Flood Zones, however, the siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓ ✓	The southern part of the site is within the Langley to Stocksfield Landscape Character Area, which is assessed as having moderate sensitivity to sand and gravel extraction.

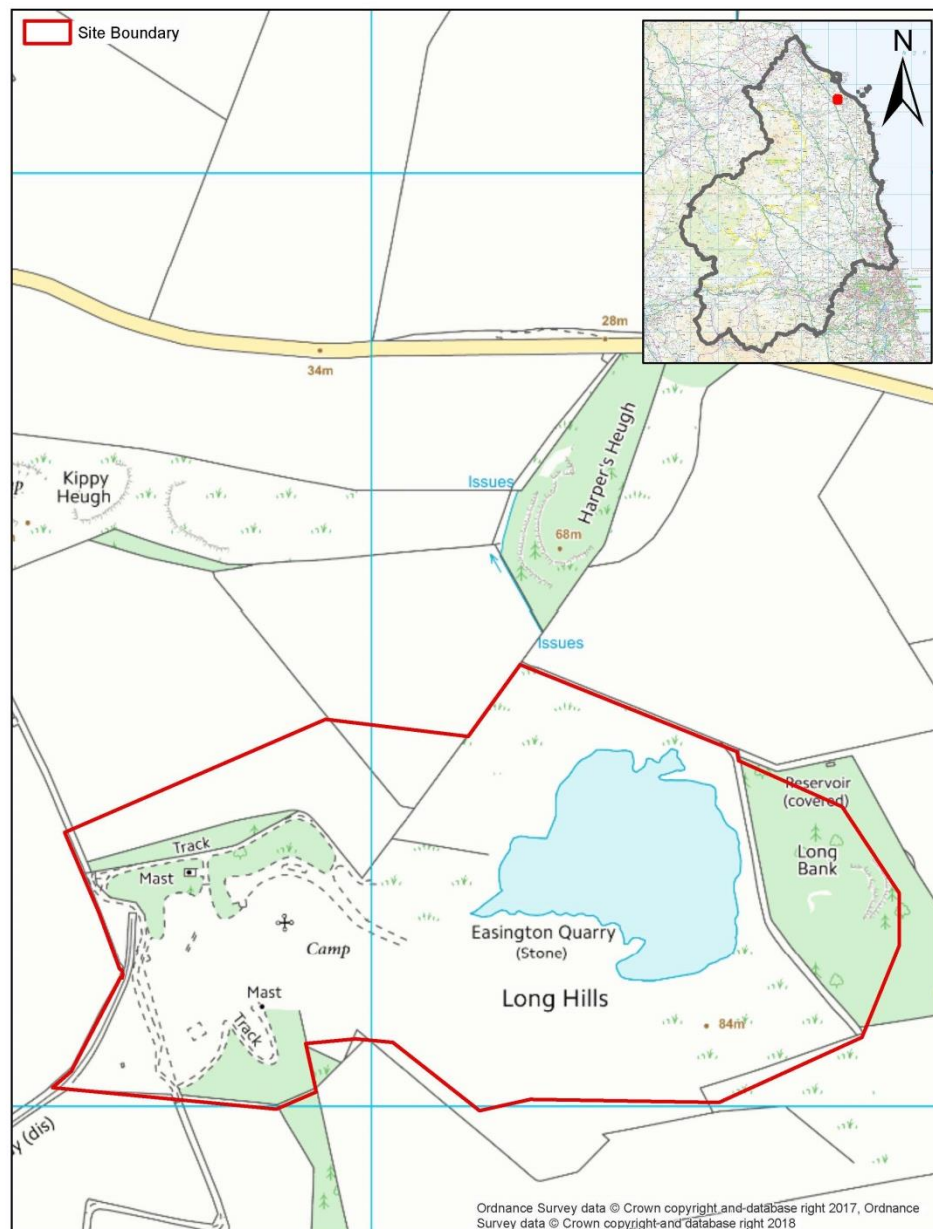


			The northern part of the site is within the Newbrough to Corbridge Landscape Character Area, which is assessed as having low sensitivity to sand and gravel extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of sand and gravel, however, the initial assessment has identified potentially significant issues with impact on residential amenity, access and impact on the historic environment.</p> <p>There are a number of residential dwellings within the vicinity of the site and the relatively open nature of the landscape offers little natural opportunities for screening; either visually or in terms of noise abatement.</p> <p>The access from the A69 is direct, but may require mitigation to improve the existing junction. If progressed, it would need to be demonstrated that there would be no unacceptable impact associated with access to the site.</p> <p>The site is within close proximity to the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, and to the buffer zone or the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site. There are also a number of listed buildings within the vicinity of the site. Further assessment is needed to understand whether development the site would have an adverse impact on the historic environment.</p> <p>Further assessment of the potential impacts identified is required to understand whether it is suitable for allocation.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Belford Quarry extension

### Site details

<b>Site name:</b>	Belford (Easington) Quarry Extension
<b>Site location / address:</b>	East of Belford (NU 129 342)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	5,000,000 tonnes
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	Extension (lateral and vertical)



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown.
	Operator interest / no operator	✓✓	Promoted by Tarmac.
Land use	Conflict with other current land uses	✓✓	Current use of eastern extension area is woodland. Current use of southern extension area is grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwellings are at Chesterhill and Chester Brae approx 350m to the east of the site. Dwellings are located at Station Cottages approx 500m to the south west of the site. Easington Farm and Easington are located approx 450m and 750m to the north of the site respectively. There are dwellings approx 800m to the south east at Outchester. The village of Waren Mill is just under 1km to the east and the village of Belford is approx 1.75km to west.
	Proximity to other sensitive land uses	✓	Budle Bay campsite at Waren Mill is approx 1km to the east.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	Grade 3.
Transportation and accessibility	Access to the core road network	✓✓	Road access to the site is from the B1342 road. The A1 to the west can be accessed via the B1342 Station Road crossing the

			East Coast railway line using a level crossing.
	Suitability of local road access	✓✓	The local roads are already used to access the existing quarry.
	Access to rail facilities or facilities for transport by water	✓✓	The site has access to a railhead, although it is not currently in use.
	Potential for access to rail facilities or facilities for transport by water	✓✓	The site has access to a railhead, although it is not currently in use.
Public Rights of Way	Presence of Right of Way	x	A Public Right of Way crosses the site access road.
	Impact on Right of Way	✓✓	The extensions should not have a significant impact on the public right of way.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	The Lindisfarne Ramsar site, Site of Special Scientific Interest and Special Area of Conservation is located within 1 kilometre of the site.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	✓	An Archaeological site is present within the existing quarry area.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	The site is approximately 400m west of the Northumberland Coast AONB, however, the impact is not considered to be significant as it is an extension to an existing site.
	Impact on character and local distinctiveness of the landscape	x	The site is within the Haggerston Landscape Character Area which is assessed as having high sensitivity to hard rock extraction due to the visibility from key routes and the

			complexity of the landform.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of whinstone and the initial assessment has not identified any major issues with this site.</p> <p>The potential impacts which have been identified include adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>Potential adverse effects are also identified for the impact on the landscape, which is considered sensitive to the proposed use. However, as the proposal is for an extension, it will not introduce an incongruous feature into the landscape and is likely that the impact can be mitigated to an acceptable level.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Capheaton

### Site details

<b>Site name:</b>	Capheaton
<b>Site location / address:</b>	Land south west of Capheaton (NZ 023 794)
<b>Mineral type:</b>	Crushed rock (Carboniferous limestone)
<b>Potential yield:</b>	3,000,000 tonnes (100,000 tonnes per annum)
<b>Site area (hectares):</b>	50
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Submission indicates landowner support.
	Operator interest / no operator	✓✓	Area promoted by Tynedale Roadstone.
Land use	Conflict with other current land uses	✓✓	Site currently in agricultural use.
	Conflict with land allocations	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is 150m from the site at Frolic Farm. White House and White House Cottage are within 240m of the site and Capheaton village is approx 1km from the site.
	Proximity to other sensitive land uses	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Site considered to contain Grade 3 agricultural land. Likely to Grade 3b.
Transportation and accessibility	Access to the core road network	xx	The access route from the A696 is unclear, and will be determined by a transport assessment. The potential routes to the site are from the B6342 along either a C road or an unclassified road.
	Suitability of local road access	xx	Indicative access from west via C211 from B6342 or an unclassified road to the north from B6342.
	Access to rail facilities or facilities for transport by water	xx	

	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	?	Nearby Sir Edward's Lake is designated as a local wildlife and geological site.
Historic environment	Loss or harm to heritage assets	x	Adjacent to Registered Park and Garden. Listed building (White House Cottage) within 240 metres. Site of archaeological interest in north west corner of area.
Water environment	Flood Zone	✓✓	Site is within Flood Zone 1 which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	xx	Within Area of High Landscape Value. Site likely to have very local landscape and visual impact. It is within the Ingoe Moor Landscape Character Area which has low sensitivity to hard rock extraction.
<b>Summary of key issues / constraints:</b>  This site contains Carboniferous limestone, which the proposer states there is demand for with only limited extraction of this resource in Northumberland currently.  The suitability of the local road network to accommodate HGV movements is a key concern.			



Proximity to nearby residential dwellings and heritage assets have been identified as issues, as have the likely impacts on the local landscape. Further assessment would be required to understand whether the site could be worked in a way which has acceptable impacts.

Given the scale of the accessibility issues identified with this site, it is recommended that the site is not progress for further assessment.

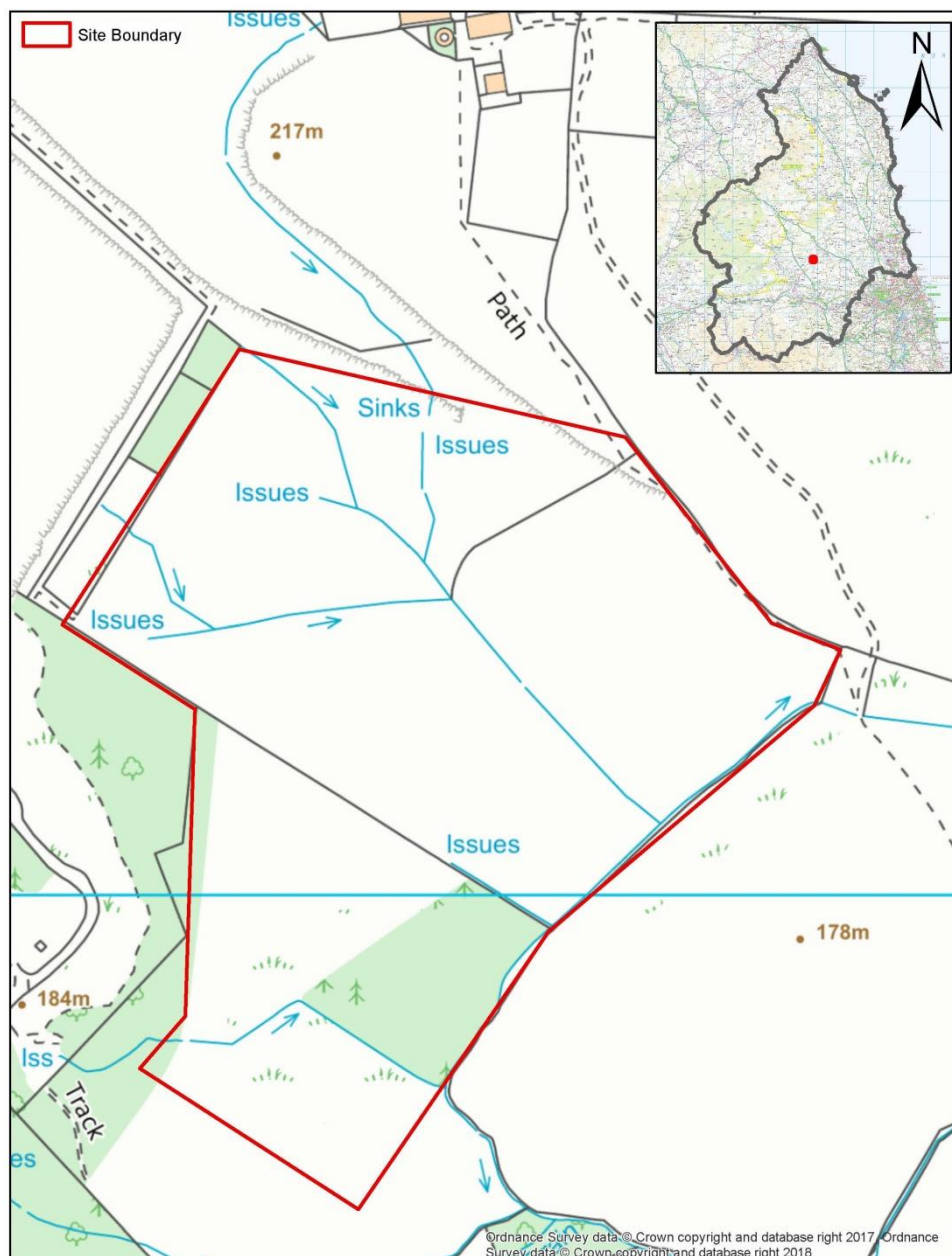
**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Divethill Quarry East extension

### Site details

<b>Site name:</b>	Divethill Quarry East extension
<b>Site location / address:</b>	East of Divethill Quarry, Capheaton (NY 984 791)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	4,500,000 tonnes (300,000 tonnes per annum over 15 years)
<b>Site area (hectares):</b>	15.6
<b>New site or extension:</b>	Extension (lateral)



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX).
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	<p>The closest dwellings to the site are the 3 properties at Clay walls, approx 250m to the north east.</p> <p>Further afield dwellings within the vicinity of the site are found at:</p> <ul style="list-style-type: none"> <li>- Little Bavington approx 500m to the south east;</li> <li>- Homilton Farm, approx 600m to the south west;</li> <li>- Bavington Hall approx 600m to the south east;</li> <li>- Bavington Mount approx 850m to the south;</li> <li>- Newonstead Farm, approx 900m to the north west; and</li> <li>- Great Bavington, approx 900m to the north.</li> </ul>
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and	Access to the core	✓✓	The site is approx 4.5km from

accessibility	road network		the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓	St Oswald's Way footpath runs along the north eastern edge of the site. Appropriate separation measures would be required to limit the impact on this footpath.
	Impact on Right of Way	✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Craggs SSSI is located approx 800m to the north of the site.
	Proximity and impact on local wildlife or geological site.	x	<p>The north western part of the area is identified as a Local Wildlife and Geological Site. This relates to a much larger area and ecology work undertaken suggests much the proposed development site does not contain grassland of nature conservation value.</p> <p>If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich grassland within the site, and to discuss appropriate restoration measures.</p>
Historic environment	Loss or harm to heritage assets	✓✓	The conservation area at Great Bavington is approximately 800m to the north of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.

	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with the site.</p> <p>The potential impacts which have been identified are likely to be on the local wildlife site and the residential amenity of nearby properties. Following discussion with the County ecologist, it should be possible to work the site in a way which protects the species rich grassland in the local wildlife site.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Divethill Quarry North extension

### Site details

<b>Site name:</b>	Divethill Quarry North extension
<b>Site location / address:</b>	North of Divethill Quarry, Capheaton (NY 980 798)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	2,100,000 tonnes (300,000 tonnes per annum over 7 years)
<b>Site area (hectares):</b>	12.9
<b>New site or extension:</b>	Extension (lateral)



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to an option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX).
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwellings to the site are the 3 properties at Clay Walls, approx 125m to the south east.  Other dwellings within the vicinity of the site are found at: - Great Bavington, approx 250m to the north east; - Newonstead Farm, approx 350m to the west; and - Little Bavington approx 1km to the south east.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	The site is approx 4.5km from the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by

			HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Craggs SSSI (designated for Acid Grassland) is located approx 250m to the north east of the site.
	Proximity and impact on local wildlife or geological site.	xx	<p>All of the site is identified as a Local Wildlife and Geological Site. This relates to a larger area and further ecology assessment is required to understand whether extraction could take place without unacceptable impacts.</p> <p>If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich grassland within the site, and to discuss appropriate restoration measures.</p>
Historic environment	Loss or harm to heritage assets	✓	The conservation area at Great Bavington is approximately 200m to the north east of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas -	✓✓	

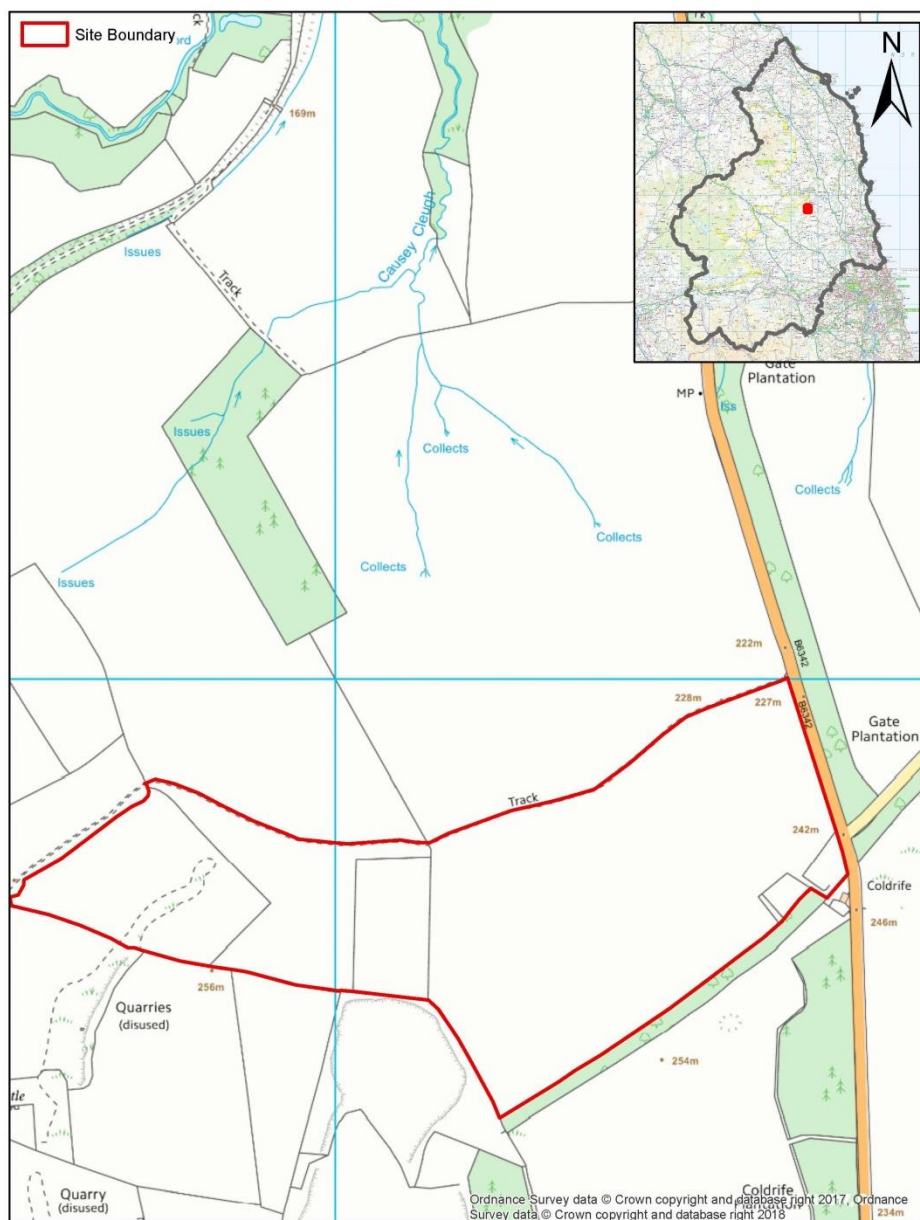


	AONBs, National Park		
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock and the initial assessment has identified one potentially major issue with the site.</p> <p>The presence of the Local Wildlife Site designation, which covers the whole site, requires further investigation. The designation relates to the presence of whin grassland and further assessment will be required to understand whether the site can be worked in a way which does not have an unacceptable impact.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

## Site appraisal matrix for: Ewesley

### Site details

<b>Site name:</b>	Ewesley
<b>Site location / address:</b>	North of former Ewesley Quarry, south of Rothbury (NZ 061 946)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	Unknown
<b>Site area (hectares):</b>	27
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓	Current use is agricultural.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	There is a dwelling directly adjacent to the south east corner of the site.  Further afield dwellings within the vicinity of the site are found at: - Ritton White House, approx 300m to the south west; - Coldside approx 500m to the north; and - Blueburn, approx 1km to the north west.
	Proximity to other sensitive land uses	✓	Nunnykirk Caravan site is located approximately 1.5km to the south of the site.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4, 5 and 3b.
Transportation and accessibility	Access to the core road network	xx	The access route from the main road network is not straightforward. The site is approx 8km from Rothbury south along the B6342. Rothbury itself is approx 10km from A697 along the B6344. The A696 is around 15km to the south along the B6342. Stretches of both the

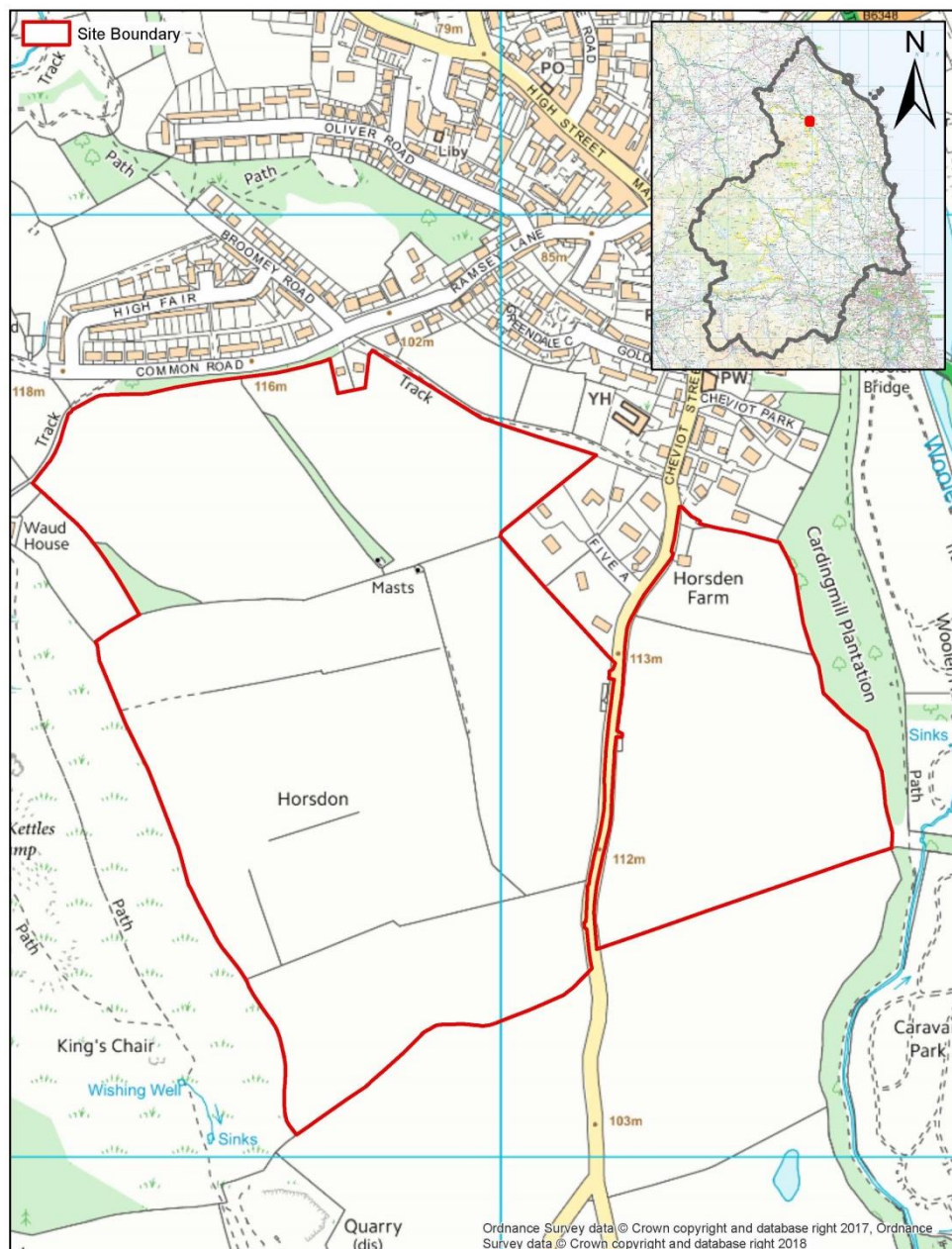
			B6344 and the B6342 are unsuitable for HGVs, being narrow in places and winding. Access through the built up area of Rothbury is not suitable.
	Suitability of local road access	xx	The access from the A697 (the B6344 and the B6342) is not suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓	A public footpath crosses part of the site which could be diverted relatively easily.
	Impact on Right of Way	✓	Footpaths run along part of the northern edge of the site, and a bridleway runs along the south eastern edge of the site.  Appropriate separation measures would be required to limit the impact on these rights of way.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	There is an archaeological site approx 100m to the north of the site.
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	

Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓	The site is within the Wingates Ridge Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains an unknown reserve of hard rock and the initial assessment has identified a major issue with the site.</p> <p>The suitability of the local road network to accommodate HGV movements is a key concern. The site is a significant distance from the core road network, without an obvious access route. Access via Rothbury and to the south is problematic due to the narrow and winding nature of the B6342 and B6344. Alternative access routes would involve unclassified roads, which are not suitable for HGV traffic.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>Given the scale of the accessibility issues identified with this site, it is recommended that the site is not progressed for further assessment.</p>			
<p><b>Conclusion:</b></p> <p>Do not take forward for further assessment.</p>			

## Site appraisal matrix for: Horsdon

### Site details

<b>Site name:</b>	Horsdon
<b>Site location / address:</b>	South of Wooler (NT 989 274)
<b>Mineral type:</b>	Sand and gravel, Crushed rock
<b>Potential yield:</b>	Unknown
<b>Site area (hectares):</b>	42
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Lilburn Estate Farming Partnership).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs underneath the western side of the site.
Amenity	Proximity to housing	xx	Adjoins Wooler to the north.
	Proximity to sensitive land uses	xx	Caravan site in the valley to the east.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	No detailed survey work. Likely to be Grade 3 and 4.
Transportation and accessibility	Access to the core road network	xx	Close to A697 but local access roads to and from the A697 are narrow and through a built up area.
	Suitability of local road access	xx	The roads from the A697 are not suitable for use by HGVs because they are narrow, with tight junctions and residential in nature.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	Public Footpath crosses eastern part of area from Five Acres to

	Impact on Right of Way	x	Wooler Haugh.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	Wooler Water to the east is part of the River Tweed SAC and Tweed Catchment Rivers SSSI.
	Proximity and impact on local wildlife or geological site.	?	Area of Ancient Woodland adjacent to the east and local wildlife and geological site adjacent to the west.
Historic environment	Loss or harm to heritage assets	x	Part of area adjoins the Wooler Conservation Area.
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1 which is compatible with sand and gravel extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	Could be visually prominent in respect to the nearby Northumberland National Park and Cheviot Hills
	Impact on character and local distinctiveness of the landscape	xx	The site is within the Wooler Vale Landscape Character Area which has moderate sensitivity to sand and gravel extraction. However, intervisibility with higher ground could be an issue and means it may have high sensitivity.

**Summary of key issues / constraints:**

The site contains an unknown reserve of sand and gravel and crushed rock, however the initial assessment has identified a number of significant concerns.

The proximity to Wooler and road access to the site are significant constraints, which cannot easily be mitigated.

There are a number of potential ecological impacts relating to the adjacent SAC, SSSI, Area of Ancient Woodland and Local Wildlife and Geological site which require further assessment to determine whether the site could be worked in a way where the impacts are acceptable.

A mineral development in this location could potentially be visually prominent in the landscape, including in respect to the adjoining Northumberland National Park.



There is a lack of clarity about the potential of the resource in the site and about the operator interest.

Because of the proximity to Wooler and the significant issues with access to the site, it is recommended that the site is not taken forward for further assessment.

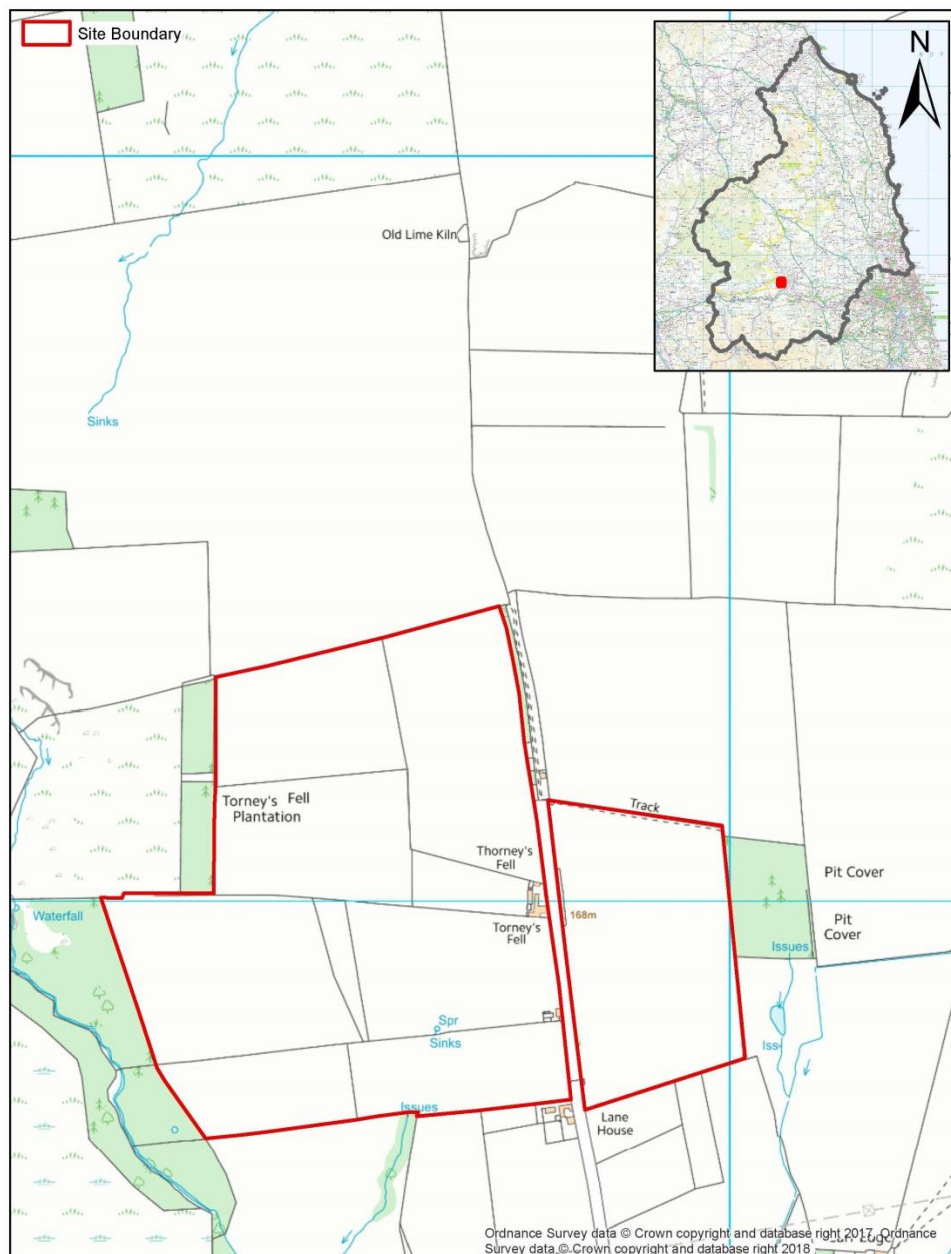
**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Lane House Farm

### Site details

<b>Site name:</b>	Lane House Farm
<b>Site location / address:</b>	North of Newbrough (NZ 876 700)
<b>Mineral type:</b>	Crushed rock (Carboniferous limestone)
<b>Potential yield:</b>	Not specified (100,000 tonnes per annum)
<b>Site area (hectares):</b>	50
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Submission indicates landowner support.
	Operator interest / no operator	✓✓	Area promoted by Tynedale Roadstone.
Land use	Conflict with other current land uses	✓✓	Site currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	The site is approx 200m north of a fibre optic cable (part of the National Grid Network).
Amenity	Proximity to housing	xx	The closest dwellings are adjacent to the area identified at Lane House, Torney's Fell and Meggie's House. Other dwellings in the vicinity are at Carr Edge Farm approx 350m to the south and Pruhamstone House approx 950m to the south.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Site considered to contain Grade 4 Agricultural land.
Transportation and accessibility	Access to the core road network	xx	Access to the core road network is not straightforward. The proposer indicates that a new access road would be constructed to the unnamed road to the east of the site that connects the B6318 and the B6319, which is approx 5km from the site.
	Suitability of local road access	xx	Indicative access from east via the C road to B6318 or B6319.
	Access to rail facilities or facilities	xx	

	for transport by water		
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	x	Public Rights of Way through centre of area. Public Footpath has potential to be affected by site access.
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	Four SSSIs within approximately 2.5km – Stonecroft Mine SSSI, Settlingstones Mine SSSI, The Scroggs SSSI and Wharmley Riverside SSSI.
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	xx	The area of search falls within the designated 'Military Zone' of Hadrian's Wall World Heritage Site.
Water environment	Flood Zone	✓✓	Site is within Flood Zone 1, which is compatible with crushed rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	Northumberland National Park to the north of the area.
	Impact on character and local distinctiveness of the landscape	xx	Within the landscape setting of the World Heritage Site associated with Hadrian's Wall. The site is within the Grindon Common Landscape Character Area which has high sensitivity to crushed rock extraction.
<b>Summary of key issues / constraints:</b>  This site contains Carboniferous limestone, which the proposer states there is demand for with only limited extraction of this resource in Northumberland currently.			

Road access to the site is a significant constraint. Proximity to nearby residential dwellings, the Northumberland National Park and the World Heritage Site have been identified as issues. Proximity to Hadrian's Wall and Northumberland National Park mean the landscape would have a high sensitivity to this type of development.

The nature of many of the impacts identified means that they would be difficult to mitigate to an acceptable level, and it is recommended that the site is not taken forward for further assessment.

**Conclusion:**

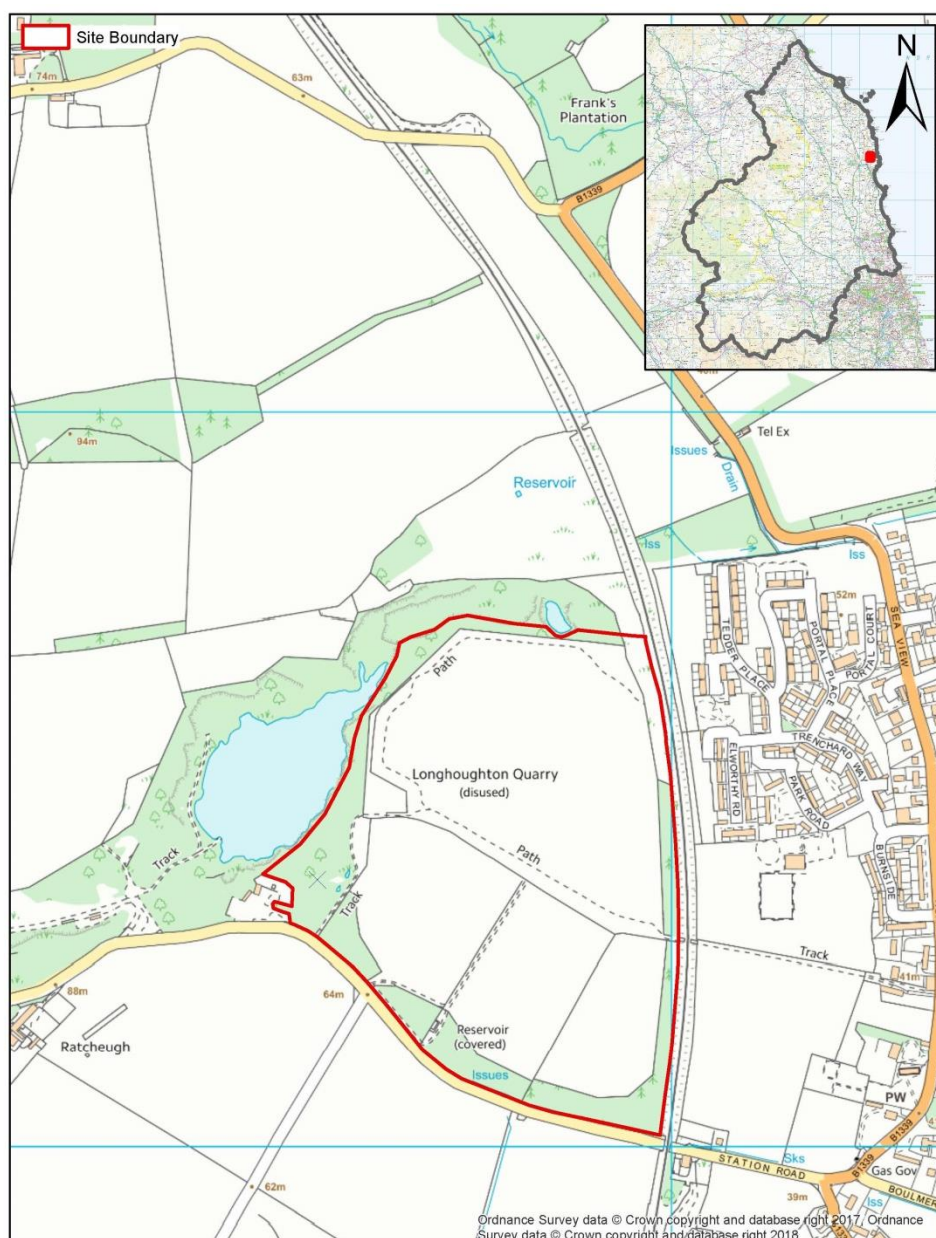
Do not take forward for further assessment.

## Site appraisal matrix for: Longhoughton Quarry (extension 1)

### Site details

<b>Site name:</b>	Longhoughton Quarry (extension 1*)
<b>Site location / address:</b>	West of Longhoughton (NU 237 153)
<b>Mineral type:</b>	Crushed rock (Whinstone and Carboniferous limestone)
<b>Potential yield:</b>	2,500,000 tonnes whinstone and 500,000 tonnes limestone
<b>Site area (hectares):</b>	27
<b>New site or extension:</b>	Extension (lateral)

\* Area as shown in original 'call for sites' submission.



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by land owner (Northumberland Estates).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓	Current use is agricultural - the southern part of the site is in arable use and the northern section is semi-improved grassland. Proposed to restore the site to nature conservation and recreational uses.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwellings in the village of Longhoughton are approx 70m to the east of the site. Although these are separated from the site by the East Coast Mainline railway line. There are other dwellings further afield at Ratcheugh and Ratcheugh Farm approx 300 and 600m to the south east and south respectively. There is a cluster of dwellings approx 900m to the north at Littlehoughton.
	Proximity to other sensitive land uses	xx	<p>Longhoughton Primary School is approx 450m to the east of the site.</p> <p>St Peter and St Paul Church is approx 300m to the east of the site.</p> <p>Westfield Park community centre is approx 200m to the east of the site.</p> <p>Other facilities in the village of Longhoughton include a doctors surgery, a nursery school and</p>

			another community centre.
Green Belt	Within Green Belt Impact on openness	✓✓ ✓✓	Not within the Green Belt.
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓	Access to the existing quarry site is via the C80 Denwick to Boulmer road, which joins the A1 just to the north east of Alnwick.
	Suitability of local road access	x	Although the A1 is only 3km away, the C80 does have reduced visibility and is quite narrow. There are issues with the access into the existing quarry due to the tight angle of the turning and the reduced visibility from the bend of the road.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	A footpath (FP12) runs across the proposed extension area from the C80 road in a west to east direction and underneath the East Coast railway line and onto Longhoughton village. This footpath would need to be diverted.
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	<p>A geological SSSI is located within the existing Longhoughton Quarry, approx 250m to the west of the proposed extension area.</p> <p>The proposed extension site is approx 2.5km to the west of the Northumberland coastline, which is designated as the Northumbria Coast Ramsar site, the Northumberland Shore SSSI and</p>



			the Howick to Seaton SSSI. It is also an SPA and a SAC.
	Proximity and impact on local wildlife or geological site.	x	A Local Wildlife and Geo Site is located approx 300m to the south west of the proposed extension site.
Historic environment	Loss or harm to heritage assets	✓	There are 3 archaeological sites within approx 100m of the southern boundary of the proposed extension site.
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	The proposed extension site is approx 400m to the west of the Northumberland Coast AONB and the Heritage Coast.
	Impact on character and local distinctiveness of the landscape	✓	The site is located within the Rock Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.

#### **Summary of key issues / constraints:**

This site contains a significant reserve of hard rock, however, the initial assessment has identified some potentially significant adverse impacts.

One of the potential impacts which have been identified are on the amenity of the residents of Longhoughton, and of the other residential properties in the vicinity of the site. Given the very close proximity and high number of receptors, it is unlikely that the impacts on residential amenity could be mitigated to an acceptable level.

There are a number of issues that need further assessment to understand whether the site can be worked in a way where the impacts are acceptable.

These issues include the problems with the access into the existing quarry, which requires advice from the County Highways team. The potential ecological impacts of the proposal require further assessment from the County ecologist.

There is potential for significant adverse visual impacts on the landscape due to the proximity to the Northumberland Coast AONB. Further assessment would be required to understand whether the impacts could be mitigated to an acceptable level.

A public footpath would be affected, but it is considered that it would be fairly easy to divert.

Due to the very close proximity to a high number of receptors, it is not considered suitable to take the site forward for further assessment.

**Conclusion:**

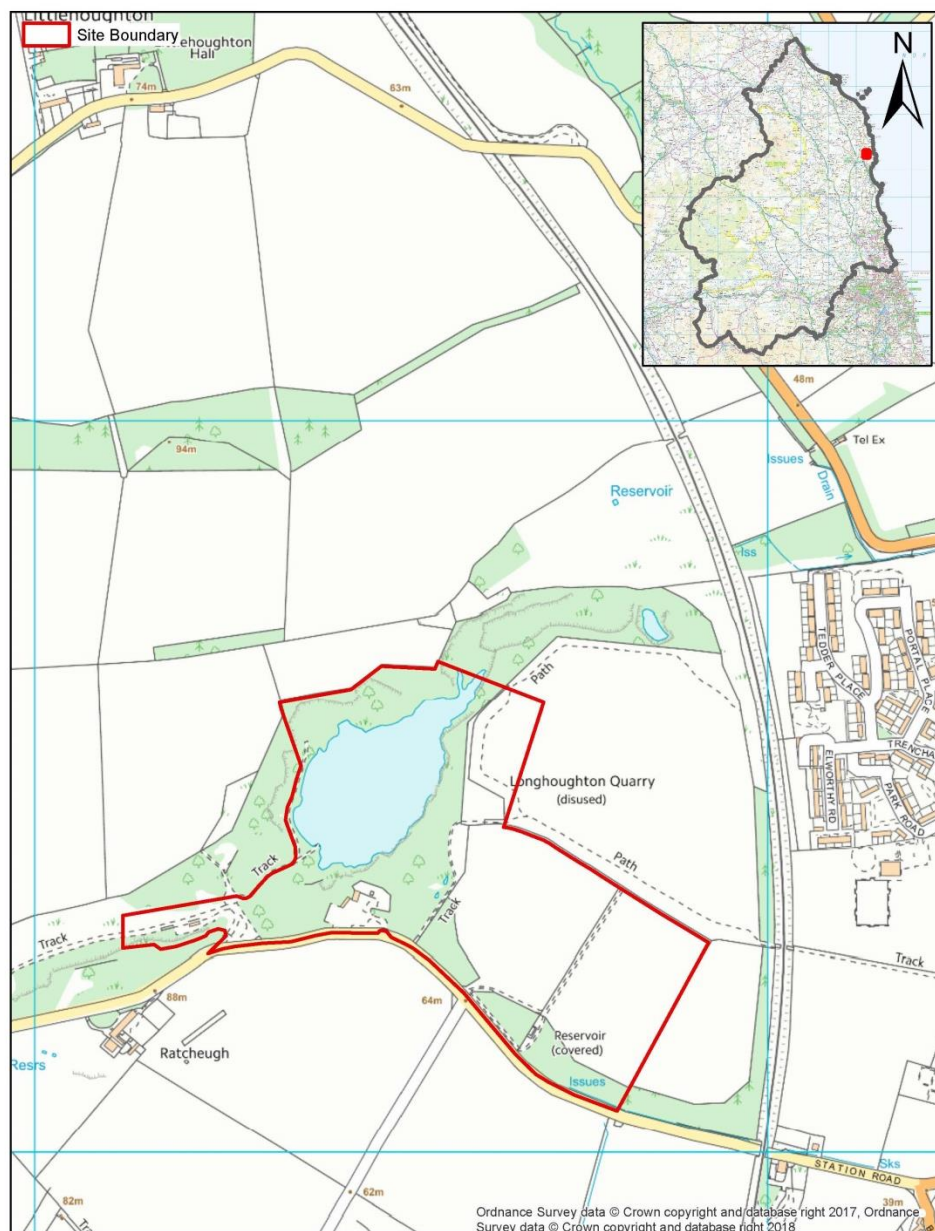
Do not take forward for further assessment.

## Site appraisal matrix for: Longhoughton Quarry (extension 2)

### Site details

<b>Site name:</b>	Longhoughton Quarry (extension 2*)
<b>Site location / address:</b>	West of Longhoughton (NU 237 153)
<b>Mineral type:</b>	Crushed rock (Whinstone and Carboniferous limestone)
<b>Potential yield:</b>	1,625,000 tonnes whinstone and 125,000 tonnes limestone
<b>Site area (hectares):</b>	20.5
<b>New site or extension:</b>	Extension (lateral)

\* Area based on planning application boundary for 18/01285/CCMEIA.



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates).
	Operator interest / no operator	✓✓	Operator interest.
Land use	Conflict with other current land uses	✓✓	Current uses include a fishing lake, agricultural use and infrastructure for the existing quarry.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwellings (which are not yet occupied) in the village of Longhoughton are approx 150m to the east of the site boundary, however, they are about 500m from the extraction area. Although these are separated from the site by the East Coast Mainline railway line. There are other dwellings further afield at Ratcheugh and Ratcheugh Farm approx 300m and 600m to the south east and south respectively. There is a cluster of dwellings approx 900m to the north at Littlehoughton.
	Proximity to other sensitive land uses	x	Longhoughton Primary School is approx 650m to the east of the site and approx 850m to the east of the extraction area.  St Peter and St Paul Church is approx 500m to the east of the site and approx 800m to the east of the extraction area.  Westfield Park community centre is approx 350m to the east of the site and approx 650m to the east of the extraction area.

			Other facilities in the village of Longhoughton include a doctors surgery, a nursery school and another community centre.
Green Belt	Within Green Belt  Impact on openness	✓✓  ✓✓	Not within the Green Belt.
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓	Access to the existing quarry site is via the C80 Denwick to Boulmer road, which joins the A1 just to the north east of Alnwick.
	Suitability of local road access	x	Although the site is only 3km from the A1, the C80 has reduced visibility and is quite narrow. The quarry traffic currently goes through the village of Denwick. There are also issues with the access into the existing quarry due to the tight angle of the turning and the reduced visibility from the bend of the road.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way  Impact on Right of Way	x  ✓✓	A footpath (FP12) runs across a small part of the proposed extension area from the C80 road in a west to east direction and underneath the East Coast railway line and onto Longhoughton village. The application shows that the footpath would be subject to a very minor diversion.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	A geological SSSI is located within the existing Longhoughton Quarry, approx 250m to the west of the proposed extension area.

			The proposed extension site is approx 2.5km to the west of the Northumberland coastline, which is designated as the Northumbria Coast Ramsar site, the Northumberland Shore SSSI and the Howick to Seaton SSSI. It is also an SPA and a SAC.
	Proximity and impact on local wildlife or geological site.	x	A Local Wildlife Geological Site is located approx 300m to the south west of the proposed extension site.
Historic environment	Loss or harm to heritage assets	✓	There are 3 archaeological sites within approx 100m of the southern boundary of the proposed extension site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.  However, as the proposal involves draining the existing lake and creating a new balancing lagoon to regulate flow out of the site into an existing field drain, the impact on flood risk elsewhere must be considered.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	The proposed extension site is approx 420m to the west of the Northumberland Coast AONB and the Heritage Coast.
	Impact on character and local distinctiveness of the landscape	✓	The site is adjacent to an area of high landscape value, which lies directly to the south of the site.  The site is located within the Rock Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.
<b>Summary of key issues / constraints:</b>  This site contains a significant reserve of hard rock, however the initial assessment has identified some potentially significant adverse impacts.			

Although some of the potential impacts which have been identified are on the amenity of the residents of Longhoughton, and of the other residential properties in the vicinity of the site, the separation distance and topography means that impacts are likely to be able to be mitigated to acceptable levels. However, given the close proximity and high number of receptors, it will be important for any further assessment to address this issue comprehensively.

There are a number of issues that need further assessment to understand whether the site can be worked in a way where the impacts are acceptable.

These issues include the problems with the access into the existing quarry, which requires advice from the County Highways team. The potential ecological impacts of the proposal require further assessment from the County ecologist.

There is potential for significant adverse visual impacts on the landscape due to the proximity to the Northumberland Coast AONB. Further assessment would be required to understand whether the impacts could be mitigated to an acceptable level.

It is recommended that this site is progressed to the next stage of assessment for allocation in the Local Plan, but it is imperative that the potential issues identified can be mitigated to an acceptable level.

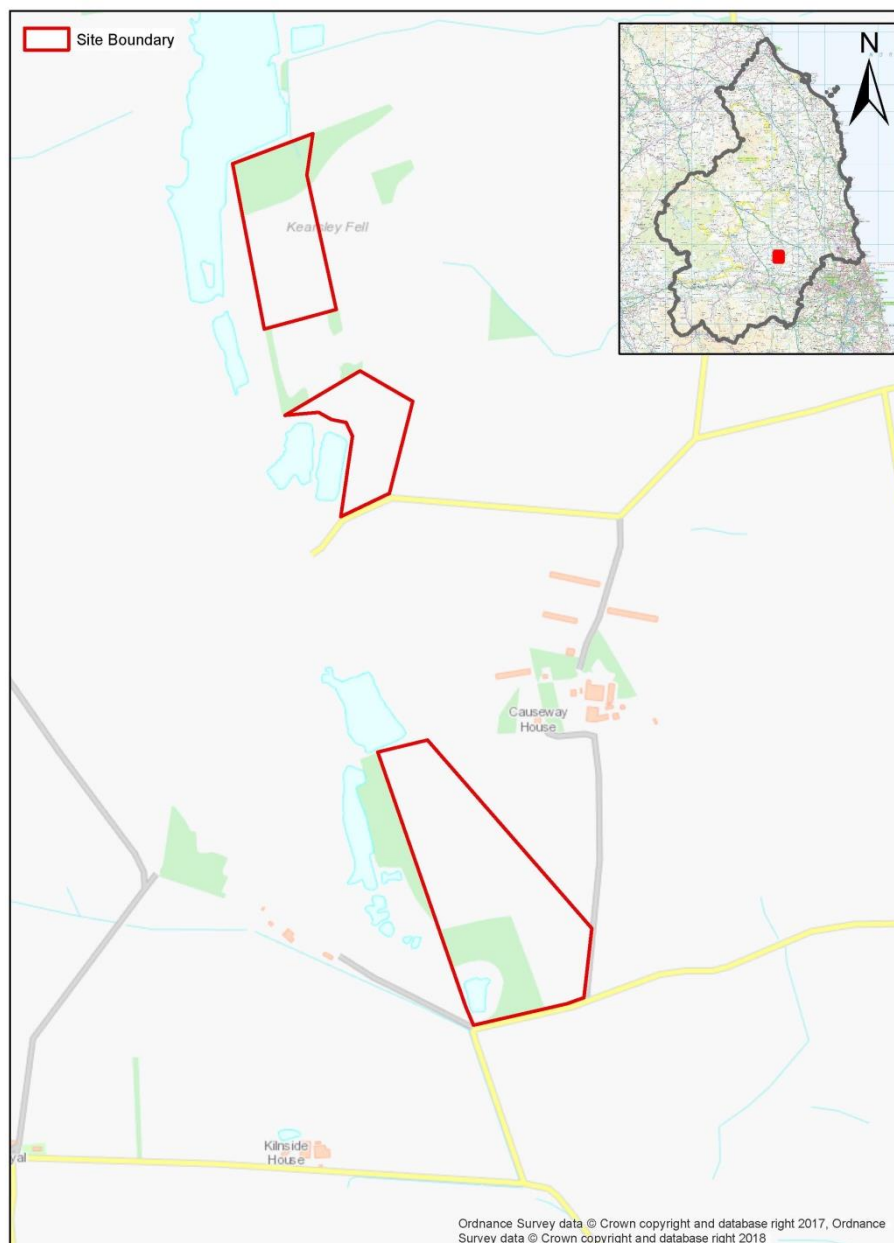
**Conclusion:**

Proceed to next stage of appraisal.

## Site appraisal matrix for: Mootlaw Quarry (extension)

### Site details

<b>Site name:</b>	Mootlaw
<b>Site location / address:</b>	North of Matfen (NU 108 346)
<b>Mineral type:</b>	Crushed rock (Carboniferous limestone)
<b>Potential yield:</b>	6,900,000 tonnes (up to 500,000 tonnes per annum)
<b>Site area (hectares):</b>	9
<b>New site or extension:</b>	Extension (lateral)





## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Submission on behalf of landowner.
	Operator interest / no operator	x	Not clear from submission and existing site is currently mothballed.
Land use	Conflict with other current land uses	✓✓	Proposed areas currently mainly in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	No utilities identified.
Amenity	Proximity to housing	x	Kearsley Farm is located within 300m of the southern extension area and Kilnside House is 500 metres to the south west of the southern extension area.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Site considered to contain Grade 3b and Grade 4 Agricultural land.
Transportation and accessibility	Access to the core road network	xx	No direct access to the core road network. Access via C roads south to B6318 and onto A68 and or A69 or via C roads east to B6309 and onto to the A696.
	Suitability of local road access	✓	Access to the site would be via the existing site access from the C road. The existing quarry also has a private haul road that allows quarry traffic to bypass the village of Matfen on route to the B6318.
	Access to rail facilities or facilities for transport by water	xx	

	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	x	Public Bridleway would be affected the two northernmost extension areas.
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	No designated sites within or immediately adjacent to the site.
	Proximity and impact on local wildlife or geological site.	✓✓	No designated sites within or immediately adjacent to the site.
Historic environment	Loss or harm to heritage assets	✓✓	No designated heritage assets within or immediately adjacent to the site.
Water environment	Flood Zone	✓✓	Site is within Flood Zone 1, which is compatible with crushed rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Ingoe Moor Landscape Character Area with a Lowland Farmed Moor character type. Low sensitivity to crushed rock extraction.
<b>Summary of key issues / constraints:</b>  The proposal involves extending the existing Mootlaw Quarry to extract Carboniferous limestone.  The quarry was mothballed in 2009 due to the economic downturn and the existing permitted area still contains substantial permitted reserves. There is some uncertainty regarding the future of the existing site and therefore the timing and the deliverability of the identified extensions. The submission is put forward by a landowner and it is not clear whether there is operator interest.			

The site is relatively remote from the core road network and haulage routes to and from the site would use two-way rural lanes. The routes are established given this is a previously worked site and the existing quarry benefits from a private haul road that allows quarry traffic to bypass the village of Matfen.

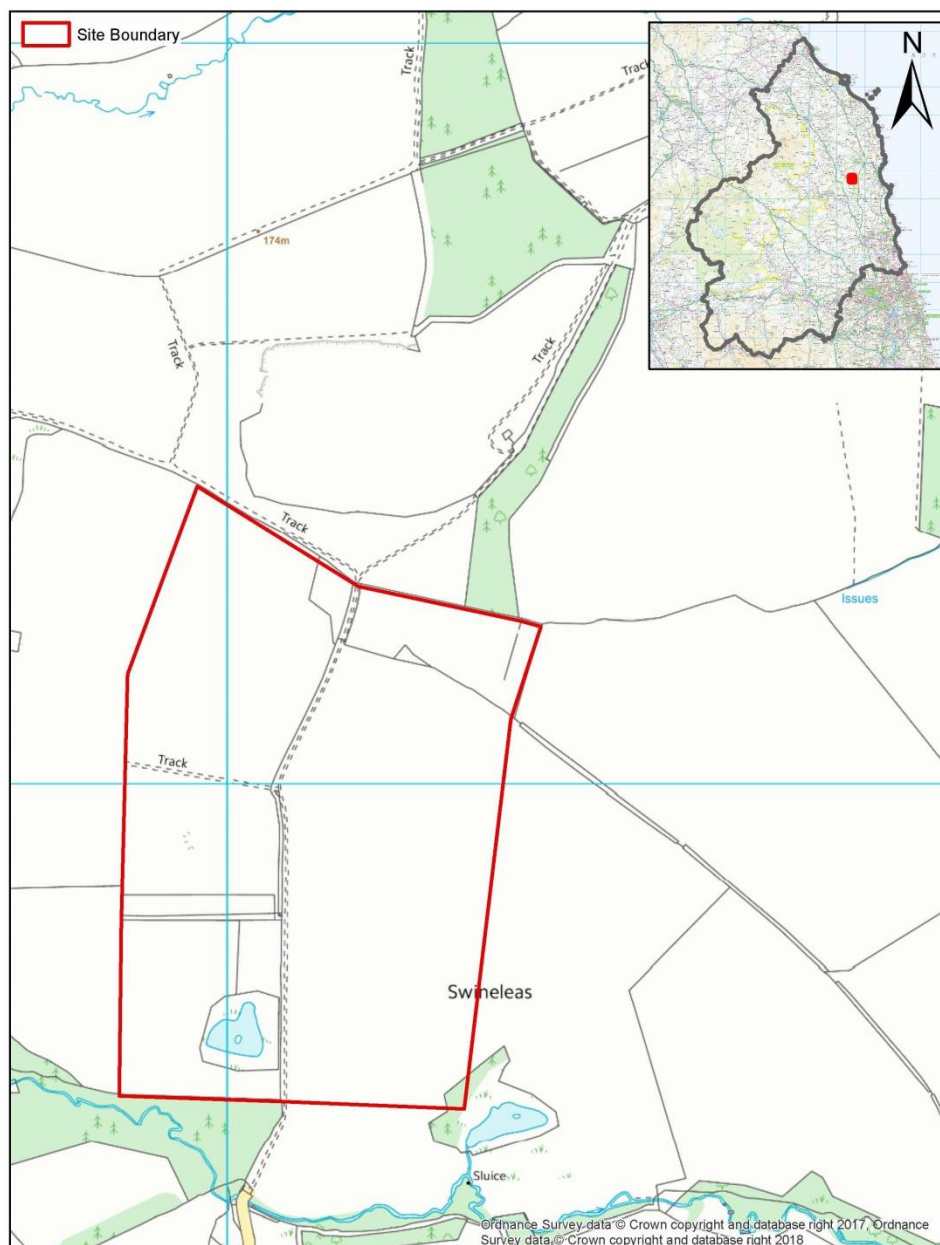
**Conclusion:**

Do not take forward for further assessment.

## Site appraisal matrix for: Shiel Dykes

### Site details

<b>Site name:</b>	Shiel Dykes
<b>Site location / address:</b>	North of Newton on the Moor (NU 150 069)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	3,000,000 tonnes
<b>Site area (hectares):</b>	36.6
<b>New site or extension:</b>	New site



## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Site promoted by landowner (Northumberland Estates).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is Shiel Dykes Farm, approx 300m south of the site. Other dwellings around the site include Freemans Hill (1.1 km north of the site), Snipe House Farm and Cottages (1.4 km north of the site), Newton Lowsteads Farm (1.6 km south-east of the site) and Newton Greens Farm (1.9 km south of the site).
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	Access via unclassified road leading directly from A1.
	Suitability of local road access	✓✓	Roads previously used for the former landfill and civic amenity site.
	Access to rail facilities or facilities for transport by water	xx	

	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Lowland Rolling Farmland - Longframlington Landscape Character Area, which has low sensitivity to hard rock extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with this site.</p> <p>The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for part of the site to be restored to agricultural use.</p>			

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, particularly Shiel Dykes Farm to the south. However, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

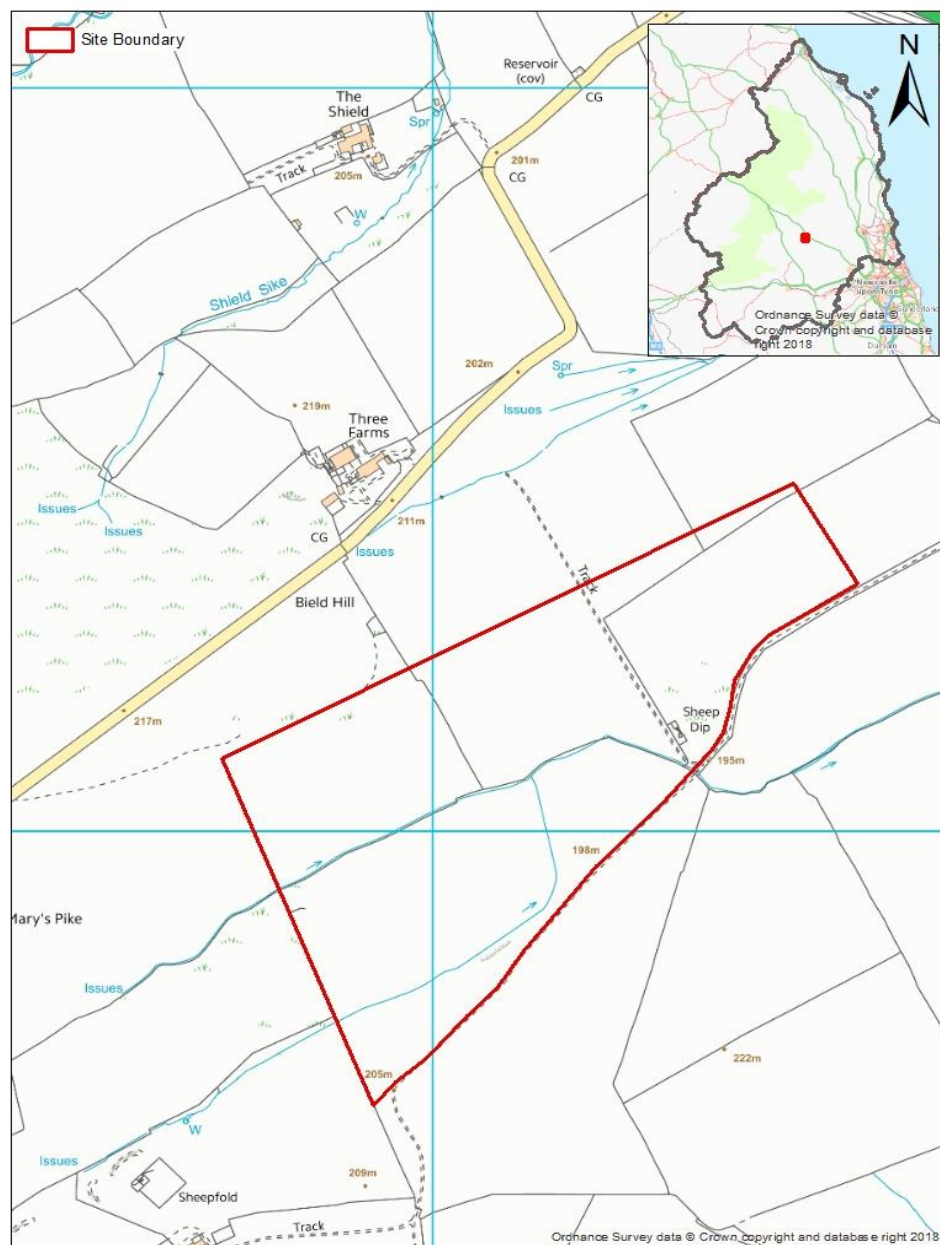
**Conclusion:**

Proceed to next stage of appraisal.

## Site appraisal matrix for: Northside

### Site details

<b>Site name:</b>	Northside
<b>Site location / address:</b>	South West of Kirkwhelpington (NY 991 831)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	4,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	28
<b>New site or extension:</b>	New site





## Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Land owner agreement
	Operator interest / no operator	✓✓	Site promoted by North East Concrete
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is Three Farms approx 260m to the north of site. Other dwellings within the vicinity are Northside approx 300m to the south west and The Shield 625m to the north. The village of Kirkwhelpington lies approx 850m to the north east.
	Proximity to other sensitive land uses	✓✓	St Bartholomew's Church, Kirkwhelpington is approx 1km north of the site.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	The site contains Grade 3 and 4 Agricultural land.
Transportation and accessibility	Access to the core road network	✓	Close to A696. Access via an unclassified road.
	Suitability of local road access	x	The junction of the A696 and the unclassified road proposed for site access, and the unclassified road itself, appear unsuitable for HGV traffic. Mitigation would be required.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport	xx	

	by water		
Public Rights of Way	Presence of Right of Way	xx	<p>A Public Bridleway, which is part of St Oswalds Way long distance walking route crosses the site and joins a Public Byway that runs along part of the southern boundary of the site.</p> <p>A public footpath (FP16) runs through the site. It may be possible to divert the route of the footpath around the site.</p>
	Impact on Right of Way	xx	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	
	Proximity and impact on local wildlife or geological site.	✓ ✓	
Historic environment	Loss or harm to heritage assets	✓ ✓	Kirkwhelpington village Conservation Area is approx 800m to the north east of the site.
Water environment	Flood Zone	✓	The site is within Flood Zone 1, which is compatible with sand and gravel extraction.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓ ✓	The south western part of the site is within the Buteland and Colt Crag Landscape Character Area, and the north eastern part of the site is within the Ingoe Moor Landscape Character Area. Both areas are assessed as having low sensitivity to hard rock extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock (Whinstone).</p> <p>One of the potential issues identified is the access road from the A696, and the junction of the two roads, which are likely to need improvements to serve the HGV traffic associated</p>			

with a quarry.

Another potential issue is that the St Oswalds way long distance walking route borders and crosses the site. Further investigation is necessary to determine whether the site can be worked with appropriate separation distances from the route, or whether the route can be diverted.

As the issues do not appear to be insurmountable based on best practice and mitigation measures it is recommended that the site is taken forward for further assessment for allocation in the Local Plan.

**Conclusion:**

Proceed to next stage of appraisal.

# **Aggregate minerals site allocations selection and appraisals Technical Paper**

## **Annex 2: Stage 2 Assessment – Site Appraisals**

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## 1. Email to technical consultees

The email below was sent to the technical consultees asking them to assess the technical aspects of the sites' suitability for minerals development. The technical consultees are:

- Public Protection Team
- County Highways Team
- Lead Local Flood Authority
- County Conservation Team:
  - Ecology
  - Archaeology and Historic Built Environment

### Technical consultee email:

*Dear Consultee,*

*I am writing to request your comments as a technical consultee in relation to the suitability of proposed sites for aggregate minerals in the Local Plan.*

*I have set out below some details of the work undertaken to date and the information that we are seeking from you as part of the next stage of assessment.*

### **Work undertaken to date**

*During July and August we consulted on the Regulation 18 Draft of the Local Plan. In order to plan for steady and adequate supply of aggregate, as required by the NPPF, the draft plan proposed 7 sites to be allocated for the extraction of aggregate minerals.*

*Prior to the Regulation 18 consultation, two call for sites exercises were undertaken, which elicited the submission of 15 sites. These went through a Stage 1 assessment, which consisted of an initial desktop assessment of the nominated sites against the following criteria:*

- *Land use - Current land use, neighbouring land uses and land allocations;*
- *Amenity - Proximity to housing and other sensitive land uses;*
- *Green Belt - Within designated Green Belt;*
- *Agricultural land quality - Grade of agricultural land and presence of best and most versatile agricultural land;*
- *Transport and accessibility - including access to the core road network and suitability of local road network and access to rail facilities or for transport by water;*
- *Public Rights of Way - Presence and impact on existing Rights of Way;*
- *Nature conservation and geodiversity - Proximity and impact on internationally, nationally and locally designated wildlife site;*
- *Historic environment - Loss or harm to heritage assets;*
- *Water environment - Flood Zone and Source Protection Zone;*
- *Landscape and visual impact - including impact on nationally designated landscapes and character and distinctiveness of the landscape; and*
- *Availability and deliverability - Operator interest and landowner support.*

*Subsequently, in response to the consultation on the Regulation 18 draft of the Local Plan, 3 further sites were submitted for consideration for aggregate minerals extraction. These sites have now been through the Stage 1 assessment described above.*

*You can view the Stage 1 assessment [here](#)<sup>1</sup>.*

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<sup>1</sup> Link to document removed – see Annex 1 for stage 1 site appraisals

## **Next steps**

*In January 2019 the Regulation 19 Draft Local Plan will be published for consultation, which is the plan that the Council intends to submit to the Secretary of State for examination. The plan will be going to a special Cabinet meeting on 19 December 2018 (Deadline for papers 6 December 2018) and Full Council on 9 January 2019.*

*Prior to carrying forward the site allocations to this draft of the Local Plan, the sites with potential for allocation need to be assessed in more detail in order to better understand the technical aspects of the site appraisal.*

*For sites to be included in the Regulation 19 draft of the Local Plan, we need to be sure that the sites are deliverable and that the impacts of developing them are, or can be made acceptable in planning terms.*

*To this end, we are asking relevant technical consultees with the council to complete the short proforma attached for the 10 sites with potential to be allocated for aggregate minerals extraction. In asking you for this assessment, we fully recognise that your opinions/evaluations will be limited by the level of information available to you. Whilst the site submissions contain varying levels of information, most just show an outline area akin to the red line on a planning application. Most of the submissions do not show the extraction area (this may be significantly smaller than the extent identified on the plan), access point or site equipment location. Please fill in the proformas on the basis of the information provided and if there is not enough information to make an informed judgement, then please make this clear.*

*At this stage we are interested in the principle of developing the site for mineral extraction, and what can be done to mitigate any adverse impacts to an acceptable level. This does not need to be detailed information - for example, it may be an area where extraction would not be acceptable, or the need for screening, an appropriate separation distance or that HGV traffic should avoid/use a particular route.*

*We would like to develop policy requirements for the sites allocated in the next draft of the plan, and your advice given in the proformas will be used to develop these. The previous version of the plan identified the key matters which any planning application should address for each site based on the outcome of the stage 1 assessment. This information is included with the individual site proformas for your information.*

*I have attached a general proforma to the end of this letter for your information. Attached separately to the email is a document containing an assessment for each site which includes a site map, relevant information provided alongside the submission of the site, the Stage 1 assessment and the key matters identified to be addressed by a planning application for your information.*

*It would be very much appreciated if you could return the completed proformas to me by **Monday 5 November 2018** to enable us to work on them to get the assessments finalised for the papers on 20 November 2018 for Informal Cabinet.*

*Thank you in advance for your assistance with this. If you would like to meet to discuss this, or I would be very happy to do so, please also let me know if you have concerns about meeting the deadline as soon as possible.*

*Kind Regards,*

**Planning Officer**  
Specialist Planning Services  
Northumberland County Council

## **2. Information accompanying the Stage 2 proformas**

The document containing the Stage 2 assessment proformas that the technical consultees were asked to fill in was prefaced with the following information, under the headings 'Introduction' and 'Sites with potential for allocation'.

### **Introduction**

During July and August the Council consulted on the Regulation 18 Draft of the Local Plan. In order to plan for steady and adequate supply of aggregate, as required by the NPPF, the draft plan proposed 7 sites to be allocated for the extraction of aggregate minerals.

Prior to the Regulation 18 consultation, two call for sites exercises were undertaken, which elicited the submission of 15 sites. These went through a Stage 1 assessment which resulted in 8 sites being 'rejected' and 7 sites being found suitable for allocation subject to further assessment. Subsequently, in response to the consultation on the Regulation 18 draft of the Local Plan, 3 further sites were submitted for consideration for aggregate minerals extraction. These sites have now been through the Stage 1 assessment and also require further assessment.

In January 2019 the Regulation 19 Draft Local Plan will be published for consultation and prior to proposing the site allocations in this draft of the Local Plan, sites with potential for allocation need to be assessed in more detail to better understand the technical aspects of the site appraisal.

For sites to be included in the Regulation 19 draft of the Local Plan, they should be deliverable and the impacts of developing them should be capable of being made acceptable in planning terms.

To this end, relevant teams within the Council are being asked to complete the Stage 2 Assessment proforma for each of the 10 sites with potential to be allocated for aggregate minerals extraction. In making an assessment, it is recognised that judgements will be limited by the level of information available. The assessments should be made on the basis of the information provided and in some cases there is not enough information to make an informed judgement.

The focus of the Stage 2 Assessment should be on the principle of developing the site for mineral extraction, and what can be done to mitigate any adverse impacts to an acceptable level.

### **Sites with potential for allocation**

The sites with potential for allocation have been identified following 2 separate 'call for sites' exercises, undertaken in 2009 and 2018, and a Stage 1 Assessment.

The Stage 1 Assessment consisted of an initial desktop assessment of the nominated sites against the following criteria:

- Land use - Current land use, neighbouring land uses and land allocations;
- Amenity - Proximity to housing and other sensitive land uses;
- Green Belt - Within designated Green Belt;
- Agricultural land quality - Grade of agricultural land and presence of best and most versatile agricultural land;



- Transport and accessibility - including access to the core road network and suitability of local road network and access to rail facilities or for transport by water;
- Public Rights of Way - Presence and impact on existing Rights of Way;
- Nature conservation and geodiversity - Proximity and impact on internationally, nationally and locally designated wildlife site;
- Historic environment - Loss or harm to heritage assets;
- Water environment - Flood Zone and Source Protection Zone;
- Landscape and visual impact - including impact on nationally designated landscapes and character and distinctiveness of the landscape; and
- Availability and deliverability - Operator interest and landowner support.

The criteria used to undertake the assessment are detailed in the technical document 'Northumberland Local Plan: Site Appraisals for Aggregate Minerals'. Each of the sites were scored against each of the criteria using the following scoring system.

✓✓	Scores very positively
✓	Scores positively
0	No impact on criterion
X	Scores negatively
XX	Scores very negatively
?	Too much uncertainty to score

The sites that were found to be suitable for allocation subject to further assessment are listed below.

For **sand and gravel** land at the following locations was nominated:

- Akeld Steads, north of Akeld (new site)
- Anick Grange Haugh (new site)
- Wooperton (extension to existing site)

For **crushed rock**, land at the following locations was nominated:

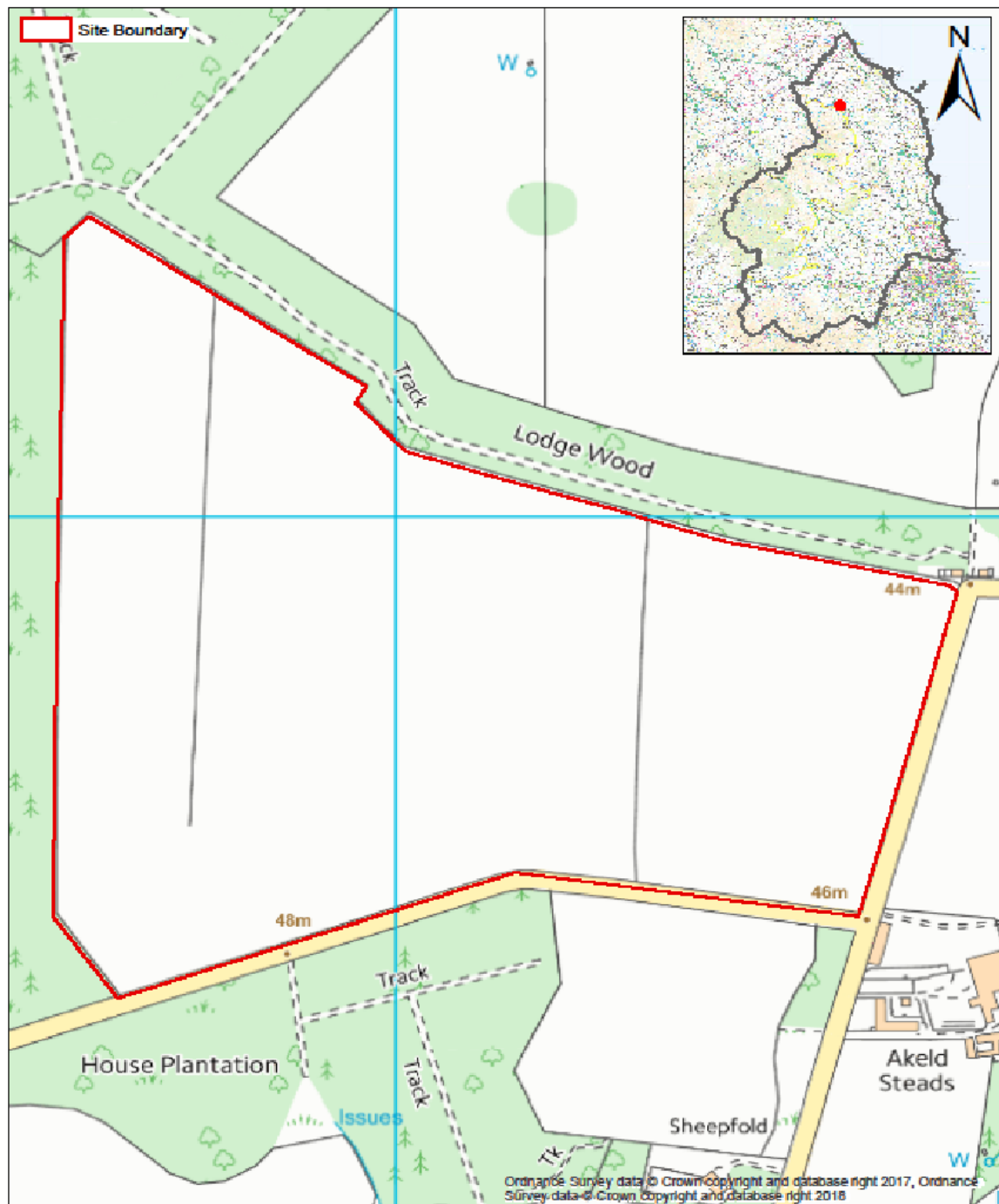
- Belford (Easington Crag) Quarry (extension to existing site)
- Divethill Quarry (East) (extension to existing site)
- Divethill Quarry (North) (extension to existing site)
- Longhoughton Quarry (Planning Application) (extension to existing site)
- Shiel Dykes (new site)

The sites submitted for consideration at the 2018 Local Plan consultation are:

- Northside
- Wide Haugh
- West Wharmely

### 3. Stage 2 Site Assessments

#### Akeld Steads



## Site details

<b>Site name:</b>	Akeld Steads
<b>Site location / address:</b>	North of Akeld, Wooler (NT 960 308)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	1,732,000 tonnes
<b>Site area (hectares):</b>	30.35
<b>New site or extension:</b>	New site
<b>Additional information provided with submission:</b>	N/A

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (M Paton)
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs approx 50m away from the south west corner of the site. Part of the site is within the 250m zone, and all of the site is within the 1km zone.
Amenity	Proximity to housing	xx	The closest dwelling is South Lodge on the north east boundary of the site. There are 3 further dwellings approx 350m from the site - Akeld Lodge to the west and 2 dwellings at Tile Sheds to the north east.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.

	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	Grade 3. There is a medium to high likelihood of best and most versatile agricultural land being present on the site.
Transportation and accessibility	Access to the core road network	✓	Access is close to the A697.
	Suitability of local road access	x	The road used to access the site from the A697 becomes a narrow, single track after the entrance to Lanton Quarry.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	River Tweed SSSI and River Tweed SAC is approx 250m to south of site. Further assessment would be needed to ascertain likely impact.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	xx	<p>There is a Scheduled Monument (West Akeld Steads Henge) on the site.</p> <p>There is an Archaeological site within the site, 1 on the edge of the site and 1 approx 80m south of the site.</p> <p>There is a listed building (South Lodge) on the north east corner of the site boundary, and 1 (Akeld Steads) approx 150m to the south</p>

			east.
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1, where sand and gravel extraction is compatible.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within an Area of High Landscape Value. However, it is within the Till and Glen Valleys Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.

#### Summary of key issues / constraints:

This site contains a significant reserve of sand and gravel, and although the initial assessment has identified some potential issues for delivery of the site, these may be able to be overcome.

The wider area has a history of sand and gravel extraction, and the nearby Lanton Quarry (or Cheviot Quarry) is still operational. There may be potential for this proposal to use some of the existing infrastructure associated with Lanton Quarry which may overcome the potential access issues identified.

Further investigation is required to understand whether the nature of the potential impacts identified for the amenity of nearby residents, the historic environment and the existing agricultural use of the site. The potential to mitigate these impacts to an acceptable level should also be assessed.

As the likely scale and ability to mitigate the potential impacts is unclear, the site should be progressed for further assessment for allocation in the Local Plan.

#### Conclusion:

Proceed to next stage of appraisal.

#### Key matters for planning application to address:

- **Utilities infrastructure** - An underground gas pipeline is located to the west of the site.
- **Local amenity** - There are dwellings on the boundary and within the vicinity of the site.
- **The transport network** - Access to the site from the A697
- **Nature conservation** - The River Tweed SSSI and River Tweed SAC are to the

south of the site.

- **Cultural Heritage** - West Akeld Stead Henge Scheduled Monument is on the site, there is an archaeological site within the site, and two listed buildings (South Lodge and Akeld Steads) in the vicinity of the site.

## Stage 2 Assessment – Completed proformas

### **PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider the impact on the nearest noise sensitive receptors	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Noise mitigation if required by noise assessment	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
None	
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>	

None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Increase in vehicular movements and impact upon existing highway network.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment considering the level of trips generated by the site during the extraction period.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Access improvements are required to access the site. The site shall be accessed from the A697 at the junction adjacent to Cheviot Quarry only and the existing single track road beyond the Cheviot Quarry access shall be widened to accommodate two heavy goods vehicles passing to a standard similar to that between the A697 and the access to Cheviot Quarry. Alternatively, if possible, the site could be accessed through the existing Cheviot Quarry site via a private access. In this scenario no highway works will be required.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
Cumulative effects associated with the continued operation of the nearby Cheviot Quarry as both sites will need to use the A697 junction. This shall be considered in the Transport Assessment submitted with any future application.	

<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Requirement for local road widening if cannot be accessed through Cheviot Quarry site.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
The applicant shall investigate the deliverability of road widening well in advance of bringing the application forward to ensure that access can be achieved in accordance with the above requirements. No access via the eastern boundary or the north-south road to Akeld Steads to the A697 will be considered as acceptable.

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
No obvious watercourses on site however, a well to the north of the site and to the south east. Also a few issuing watercourses and drains to the south and east.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
None	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or</li> </ul>	



<b>a number of sites in a locality.</b>
At this locality - no.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
None
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
At this locality - no.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
None

## CONSERVATION - ECOLOGY

<b>Site appraisal conducted by:</b>	County Ecologist
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
The site is within about 250m of the River Tweed SAC and Tweed Catchment Rivers - Till Catchment SSSI and so consideration will have to be given to soil and surface water management to ensure that no silt enters the watercourse	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological Impact Assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> </ul>	

<ul style="list-style-type: none"> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of shallow open water in the form of clusters of small ponds.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
This site will need to be considered in the Local Plan Habitats Regulations Assessment due to proximity to the SAC

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
<p><u>Introduction to the historic environment</u></p> <p>There is a Scheduled Monument (West Akeld Steads Henge) on the site; this is a designated heritage asset of the highest significance, harm or loss to such an asset should be wholly exceptional. The henge is likely to form part of a much larger ritual landscape including the Coupland henges and drove road/cursus which has been traced to c.2.2km north-west of the site. Further assessment would be required, but any archaeological features found to be associated with the henge would be likely to be considered of equivalent significance.</p> <p>Non-designated archaeology currently known on the site include cropmarks of two ring ditches recorded within the site boundary to the west of the scheduled henge and a further cropmark of a ring ditch or possible henge recorded in the north-western part of the site.</p> <p>The site is located in a wider archaeological landscape containing a high density of significant archaeological remains. To the south-east of the site, a number of cropmarks have been recorded including linear cropmarks which appears to extend into the site and evidence of possible Iron Age ring ditches and early medieval sunken featured buildings.</p> <p>Archaeological investigations on the immediately adjacent mineral site at Lanton to the</p>	

west have revealed settlement sites of possible Mesolithic, Neolithic, Bronze Age Iron Age and early medieval date and Iron Age burials. All of these sites were not known prior to archaeological investigations commencing. There is a strong possibility that comparable and associated remains will extend across the Akeld Steads site.

#### Consideration of proposed allocation

Based on current proposals, there would be a significant impact on the historic environment. The rich archaeological resource of the Milfield Basin is well known. Archaeological investigations at Lanton Quarry to the immediate west of the site revealed an extensive, multi-period archaeological landscape combining settlement, land division and funerary activity. These remains were unknown prior to archaeological investigation.

Aerial photographic analysis has identified archaeological remains on and adjacent to the site. The available evidence indicates that there is a high probability that the site will contain a high density of remains of Mesolithic, Neolithic, Bronze Age, Iron Age and early medieval date.

One of the cropmarks on the site may represent a second henge to the north-west of the scheduled henge. If this is the case, the intervisibility between these two monuments is likely to be of significance along with their wider landscape setting.

The scheduled henge is of national significance; NPPF states that substantial harm to designated assets of this level of significance (and their settings) should be wholly exceptional.

It is hard to quantify the extent of preservation in situ, and therefore the extent of exclusion from development, which may be required on the site, prior to detailed archaeological assessment and intrusive archaeological investigation. This assessment and evaluation work will help to define the landscape setting of the scheduled henge, the presence and nature of archaeological remains and therefore the extent of the exclusion and archaeological mitigation areas. It is, however, important to highlight at this early stage that both preservation in situ and extensive archaeological investigation and mitigation are likely to be required.

### **2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

- Physical removal of the scheduled monument of West Akeld Stead Henge and its setting, which, according to NPPF Policy 194, should be wholly exceptional.
- Adverse impact on the setting of the scheduled monument and other contemporary sites
- Physical removal of potentially extensive archaeological remains which may include burial, settlement and land-use of Mesolithic, Neolithic, Bronze Age, Iron Age and early medieval date

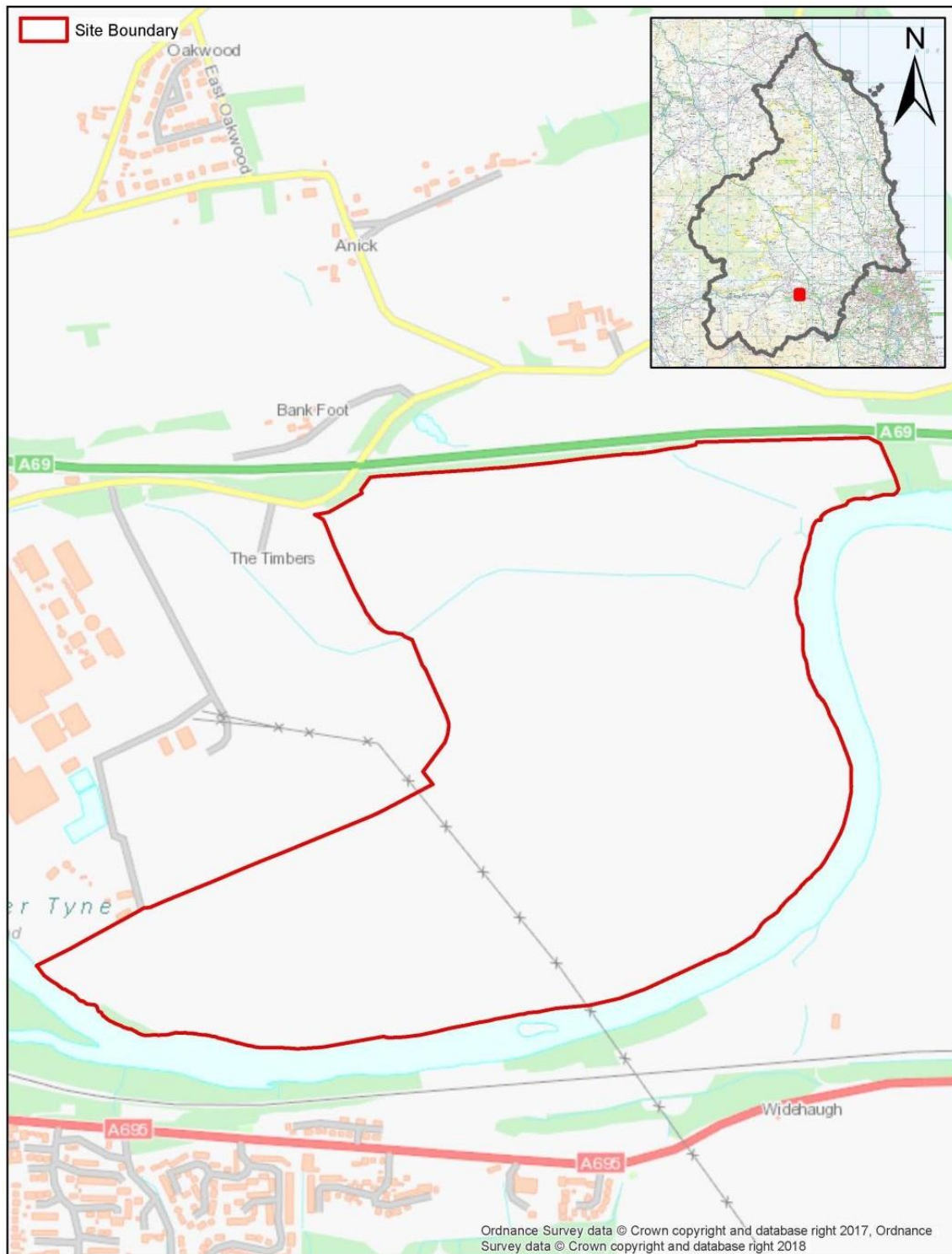
### **3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

In order to establish the nature, extent, density and significance of the likely archaeological remains on this site, an extensive programme of assessment will be required prior to the determination of any application. This assessment will need to include:

- Desk-based assessment
- Assessment of the potential indirect (visual) impact on the setting of designated

<p>heritage assets in the wider area, particularly the scheduled monument of West Akeld Stead Henge, its position within the landscape and association with other contemporary sites</p> <ul style="list-style-type: none"> <li>• Geophysical survey</li> <li>• Fieldwalking</li> <li>• Trial trenching</li> </ul>
<p><b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b></p>
<p>Preservation in situ of the most significant archaeological remains and their setting. Comprehensive excavation, recording, post-excavation analysis and publication of archaeological remains of lesser significance, as appropriate.</p>
<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
<p>Large-scale removal of an important multi-period landscape when combined with the complete removal of archaeological remains within the extraction areas at Lanton Quarry and Milfield Quarry.</p> <p>There are distinct concerns about the impact on the setting of the scheduled monument of West Akeld Stead Henge and associated contemporary monuments</p>
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
<p>N/A</p>
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
<p>N/A</p>
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
<p>Any proposal that would damage the scheduled Henge would require scheduled monument consent from the Secretary of State. Early engagement with Historic England is advised.</p>

## Anick Grange Haugh



## Site details

<b>Site name:</b>	Anick Grange Haugh
<b>Site location / address:</b>	Hexham (NY 953 642)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	9,000,000 tonnes (200,000 to 300,000 tonnes per annum)
<b>Site area (hectares):</b>	90
<b>New site or extension:</b>	New site
<b>Additional information provided with submission</b>	N/A

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Long-term option agreed with operator.
	Operator interest / no operator	✓✓	Thompsons of Prudhoe have option to work area of land.
Land use	Conflict with other current land uses	✓✓	Adjacent to sewage treatment works, anaerobic digestion plant and large wood products factory.
	Conflict with land allocations	?	Proposed employment site allocation in part of area but potential for prior extraction.
Utilities	Impact on utilities infrastructure	x	Electricity transmission lines run across the site.
Amenity	Proximity to housing	x	The closest dwelling is The Timbers approximately 120m to the west of site. Further dwellings are within 225m south of River Tyne.
	Proximity to other sensitive land uses	✓✓	Other adjoining land uses include anaerobic digestion plant, sewage treatment works and large wood products factory.
Green Belt	Within Green Belt	x	Within Green Belt.
	Impact on openness		

Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site contains Grade 2 Agricultural land.
Transportation and accessibility	Access to the core road network	✓	Close to A69. Mitigation may be required.
	Suitability of local road access	✓	Suitable subject to traffic turning left on Ferry Road to A6079.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓	Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the	✓✓	The site is within the Newborough to Corbridge Landscape Character Area which has moderate

	landscape		sensitivity to hard rock extraction.
<b>Summary of key issues / constraints:</b>  This site contains a large reserve of sand and gravel.  The proposal offers the potential for prior extraction to create a development platform for employment land and allocation and avoid this important resource being sterilised.  As the issues do not appear to be insurmountable based on best practice and mitigation measures it is recommended that the site is taken forward for further assessment for allocation in the Local Plan.			
<b>Conclusion:</b>  Proceed to next stage of appraisal.			
<b>Key matters for a planning application to address:</b> <ul style="list-style-type: none"> <li>• <b>Local amenity</b> - There are residential dwellings in the vicinity of the site, including those south of the River Tyne and those at Anick north of the A69 road.</li> <li>• <b>Green Belt</b> - The site is within the Tyne and Wear Green Belt.</li> <li>• <b>Agricultural Land Quality</b> - The site contains Grade 2 agricultural land.</li> <li>• <b>The transport network</b> - The effects on the junction with Ferry Road and the A6079</li> <li>• <b>Flooding</b> - The site is within Flood Zone 3.</li> </ul>			

Stage 2 Assessment – Completed proformas

## PUBLIC PROTECTION UNIT

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider the impact on the noise sensitive receptors, accepting that the site is within an industrial / commercial area with road transport and rail noise significantly contributing to background noise levels.	



<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
Noise mitigations proposed in the noise assessment.
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Noise
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Increase in traffic on the highway network, including impact of cyclists using Ferry Road, which forms part of the National Cycle Route 72; Hadrian's Cycleway	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	

Transport Assessment considering the impacts of additional traffic on the network, mitigation for the section of Ferry Lane between the site and the Egger site access.
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
Transport Assessment may indicate mitigation is required at the A6079 / Ferry Lane junction and this will be required as part of the application. Concerns in relation to the width of Ferry Lane between the site and the Egger site access in relation to road width and potential conflict between HGVs passing each other and also cyclists using Ferry Lane.
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Cumulative impacts of the allocation with the adjacent employment allocation and the existing employment and Biomass Facility. Cumulative impacts will be considered within the Transport Assessment.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Potential capacity issues on network, potential issues with HGV and cyclist conflict on Ferry Lane to be resolved.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
The access road for the Biomass Plant shall be used to access the site and no new accesses be provided. Potentially interest in relation to impacts on the A69 Bridge End junction (existing and proposed layout) from Highways England.

## LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
Yes - Located in a flood plain and directly next to a 'major' watercourse.	

<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
<p>Close proximity to river Tyne and EA embankment, flood zone 3.</p> <p>To the north of the site ordinary watercourses running west to east, conveying flow from north of the A69.</p> <p>Surface water flood mapping identifies overland flow routes across the site and the west following the boundary.</p>
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
Flood Risk Assessment and Drainage Strategy
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
<p>Flood risk cannot be increased as a result of these works. Flood compensation may be required - please speak to the Environment Agency on this aspect.</p> <p>Overland flow routes will need to be mitigated. At present, they go through the site any works and diversions will need to ensure the risk of flooding does not increase.</p>
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
At this location - no.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
None
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - floodplain storage could be increased, which will benefit other areas within the Tyne Valley.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
Ensure the Environment Agency are consulted. They may have flood defences adjacent to the development.

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Available information includes recent records of Schedule 1 (specially protected) bird species and great crested newt, so appropriate mitigation strategies will be required	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological Impact Assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
Working both this site and Wide Haugh could be beneficial if both had ecologically led restoration schemes as they would benefit from the proximity to each other	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
No	
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>	
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of suitable habitats for wading birds.	
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>	

No
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## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No  <u>Introduction to the historic environment</u>  The proposed mineral site is located 1km west of the southern extent of the scheduled monument of Corbridge Roman fort and town, and 2.5km south of the military buffer zone for the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site.  The site is located on the opposite side of the River Tyne from the Hexham Conservation Area, the easternmost parts of which are c.460m west of the site. The site has the potential to be visible in views to and from the Conservation Area. Grade I listed Beaufront Castle and associated listed features and landscaping lies to the north east.  While located in a wider landscape containing known archaeological sites, no archaeological remains have yet to been identified on the site.  The route of the River Tyne may have varied over time, however Bronze Age burials are being uncovered up to 300m from the line of the river	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
The indirect (visual) impact of the proposed development on the setting of designated Heritage Assets should be assessed,  There is the potential for the proposed development to impact on previously unidentified archaeological remains	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
In order to establish the nature, extent, density and significance of the possible archaeological remains on this site, the site will require an programme of assessment prior to the determination of an application. This assessment will need to include: <ul style="list-style-type: none"><li>• Desk-based assessment</li><li>• Assessment of the potential indirect (visual) impact on the setting of designated heritage assets in the wider area</li><li>• Geophysical survey</li><li>• Trial trenching</li></ul> Heritage Statements will also be required for all designated heritage assets whose settings may be affected by the proposal..	

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

In the event that the programme of archaeological assessment and evaluation reveals archaeological remains on site, it should be possible to formulate a site specific programme of archaeological mitigation based on the results of the assessment and evaluation and the impact of the proposed development and tied into a planning condition. It is unclear whether the impact on the setting of listed buildings will be significant until assessments are undertaken.

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

**Particular thought should be given to:**

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

N/A

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

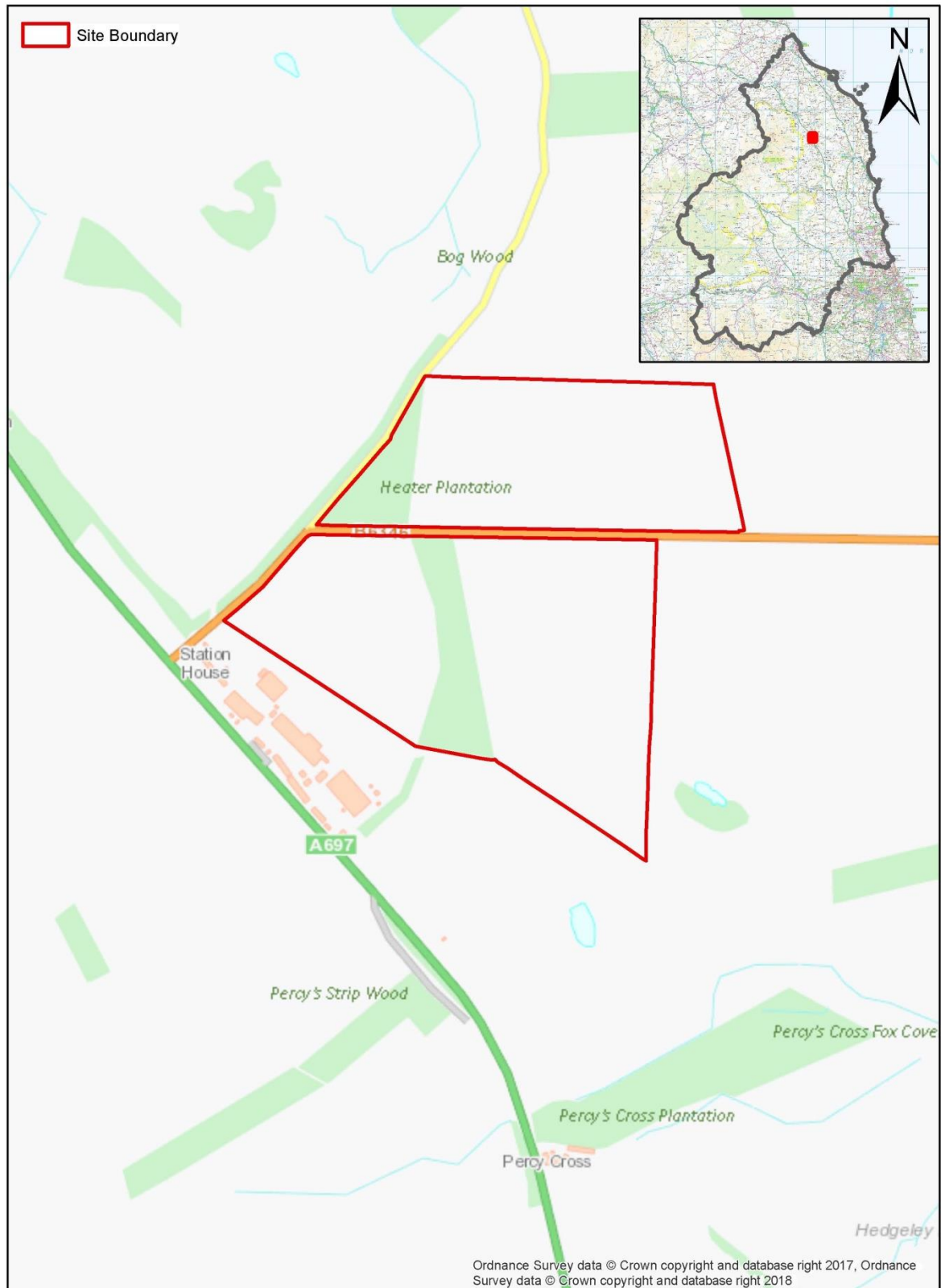
**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

N/A

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A

## Wooperton Quarry eastern extension



## Site details

<b>Site name:</b>	Wooperton Quarry Eastern Extension
<b>Site location / address:</b>	Wooperton, NE66 4XS (NU 050 202)
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	1,000,000 tonnes
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	Extension
<b>Additional information provided with submission</b>	N/A

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓✓	Promoted by North East Concrete
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed to restore to this use.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwelling is approx 75m from the site. There are 6 dwellings to the south west within 250m.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.



Transportation and accessibility	Access to the core road network	✓✓	Access is directly off the B6346, just off the A697.
	Suitability of local road access	✓✓	Roads already used to access Wooperton Quarry
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with sand and gravel extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓	The site is within an Area of High Landscape Value. However, it is within the Breamish Vale Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.

**Summary of key issues / constraints:**

This site contains a significant reserve of sand and gravel and the initial assessment has not identified any major issues with this site.

The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for restoration of site to agricultural use.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

**Conclusion:**

Proceed to next stage of appraisal.

**Key matters for a planning application to address:**

- **Local amenity** - There are residential dwellings in the vicinity of the site, along the A697 road.
- **Landscape** - The site is within an Area of High Landscape Value.

Stage 2 Assessment – Completed proformas**PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider impact on nearest noise sensitive receptors	

<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
Noise mitigation as proposed by Noise assessment
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Noise from proposed quarry and adjacent sawmill
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Increase in vehicular traffic, conflict between quarry traffic and general highway traffic in terms of accessing the new site from the existing quarry site.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	

Transport Assessment considering the impacts of the additional traffic on the highway network and proposals in respect in how quarry traffic will not conflict with general highway traffic when travelling between the pockets of existing and future excavation sites.
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
Concerns over quarry vehicles crossing the B6346 and unclassified highway to get between the pockets of extraction and the existing quarry site, where it is assumed that the processing will be retained. The existing access is likely to be acceptable for the increased use. Potential road safety concerns with at grade crossings of the B6346 in particular that will need to be mitigated.
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Potential cumulative impact if the existing extraction is to continue whilst new extraction takes place. Potential cumulative impact with adjacent saw mill site.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Details of how conflicts between quarry traffic and general highway traffic will be removed and/or mitigated to access the pockets of extraction separated by the existing highway network.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Highway crossings reinstated to current layout, or as otherwise agreed at the application stage.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
Highway requirements very much depended on how the site is operated and whether processing will occur in one single location on the existing or proposed site. Early engagement is therefore recommended to determine the requirements.

## LEAD LOCAL FLOOD AUTHORITY

Site appraisal conducted by:	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	

No
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
No obvious overland flow routes or high risk of surface water flooding. There is a bog to the north of Heather Plantation. There are 2 ponds to the north and south east, outside the site.
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
Flood Risk Assessment and Drainage Strategy
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
No
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
No significant impacts apparent from available information, but this is limited	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
No	
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>	
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the provision of shallow open water and grassland habitats	
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>	
No	

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

Site appraisal conducted by:	County Archaeologist
<p><b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
<p><u>Introduction to the historic environment</u></p> <p>The site is located 2km south-west of the scheduled monument of Old Bewick hillfort.</p> <p>A scheduled monument is located c.1.3km north of the site which comprises a 155m length of the Devil's Causeway and an undated enclosure and possible unenclosed settlement of Iron Age, Romano-British or Roman date.</p> <p>The Devil's Causeway Roman road crosses the site for a length of at least 560m. Aerial photographic analysis has identified the cropmarked ditch marking the line of the Roman road with a rectangular cropmarked enclosure of probable Roman date to the immediate west and various other ditches of Iron Age/Romano-British date.</p> <p>To the east of the Roman road, aerial photographic analysis revealed an extensive series of cropmarks comprising a concentration of pits of unknown but potential Neolithic date, various ring ditches and linear ditches extending across a large area which have been interpreted as Iron Age/Romano-British and early medieval date.</p> <p>An extensive programme of fieldwalking included the proposed mineral site revealed Mesolithic, Neolithic and Bronze Age flints across the site.</p> <p>Ongoing archaeological work on the adjacent mineral site at Wooperton has revealed a concentration of archaeological remains. To the west of the Devils Causeway Roman road, the remains included at least two pit alignments containing Roman pottery, various cremations and an apparent Roman military settlement site. Further Neolithic, Bronze Age, later prehistoric and early medieval pits were recorded across the wider site along with early medieval ditches and a Bronze Age burial cist. The southern and northern parts of that site have not yet been excavated but contain a concentration of cropmarks of likely prehistoric/Romano-British enclosures, ditches and ring ditches investigated by limited geophysical survey and limited trial trenching.</p> <p>A much higher density of archaeological remains have been revealed across Wooperton Quarry than is visible on aerial photographs or geophysical survey.</p> <p>There is a strong potential for a high density of important and complex archaeological sites across the whole proposed mineral site, ranging in date from the Neolithic (and potentially Mesolithic) to early medieval periods. The potential presence of a Roman military settlement is of definite significance and cropmarks indicate the presence of a sub-rectangular enclosure immediately adjacent to the Roman road within the site.</p> <p>If it can be demonstrated that a settlement site associated with the Roman road is present on this site which is of equal or greater significance to the scheduled settlement and section of Roman road c.1.3km to the north, preservation in situ may be required.</p> <p><u>Consideration of proposed allocation</u></p>	

There is likely to be a significant impact on the historic environment. Archaeological investigations at Wooperton Quarry to the immediate west of the site show that the archaeological resource in this area is more extensive than previously indicated by non-intrusive archaeological assessment and evaluation. The archaeological remains that have been revealed are extensive and multi-period combining settlement, land division and funerary activity. The Roman military settlement is of particular significance and was not identified until the mitigation phase.

The available non-intrusive archaeological work carried out on the proposed mineral site to date has identified archaeology across most of the site of known or likely Mesolithic, Neolithic, Bronze Age, Iron Age, Roman military and early medieval date. The cropmark of a square enclosure adjacent to the line of the Devil's Causeway Roman road indicates that Roman military activity may extend into the proposed mineral site.

If Roman military activity is revealed on this site in direct association with the Devil's Causeway Roman road, it is likely to be of equal or greater significance to the scheduled settlement remains associated with the same Roman road c.1.3km to the north. Under these circumstances, it is likely that these remains would be considered of equivalent significance to a scheduled monument and, in accordance with NPPF 194. Any harm to the remains, or their setting, should be wholly exceptional.

It is hard to quantify the extent of preservation in situ, and therefore the extent of exclusion from development, which may be required, prior to detailed archaeological assessment and intrusive archaeological investigation. It is, however, important to highlight at this early stage that both preservation in situ and extensive archaeological investigation and mitigation are likely to be required.

**2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

Physical removal of likely extensive and significant archaeological remains which may include burial, settlement and land-use of Mesolithic, Neolithic, Bronze Age, Iron Age, Roman military and early medieval date.

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

In order to establish the nature, extent, density and significance of the likely archaeological remains on this site, an extensive programme of assessment will be required prior to the determination of any application. This assessment will need to include:

- Desk-based assessment
- Geophysical survey
- Trial trenching

Fieldwalking has already been carried out across this site

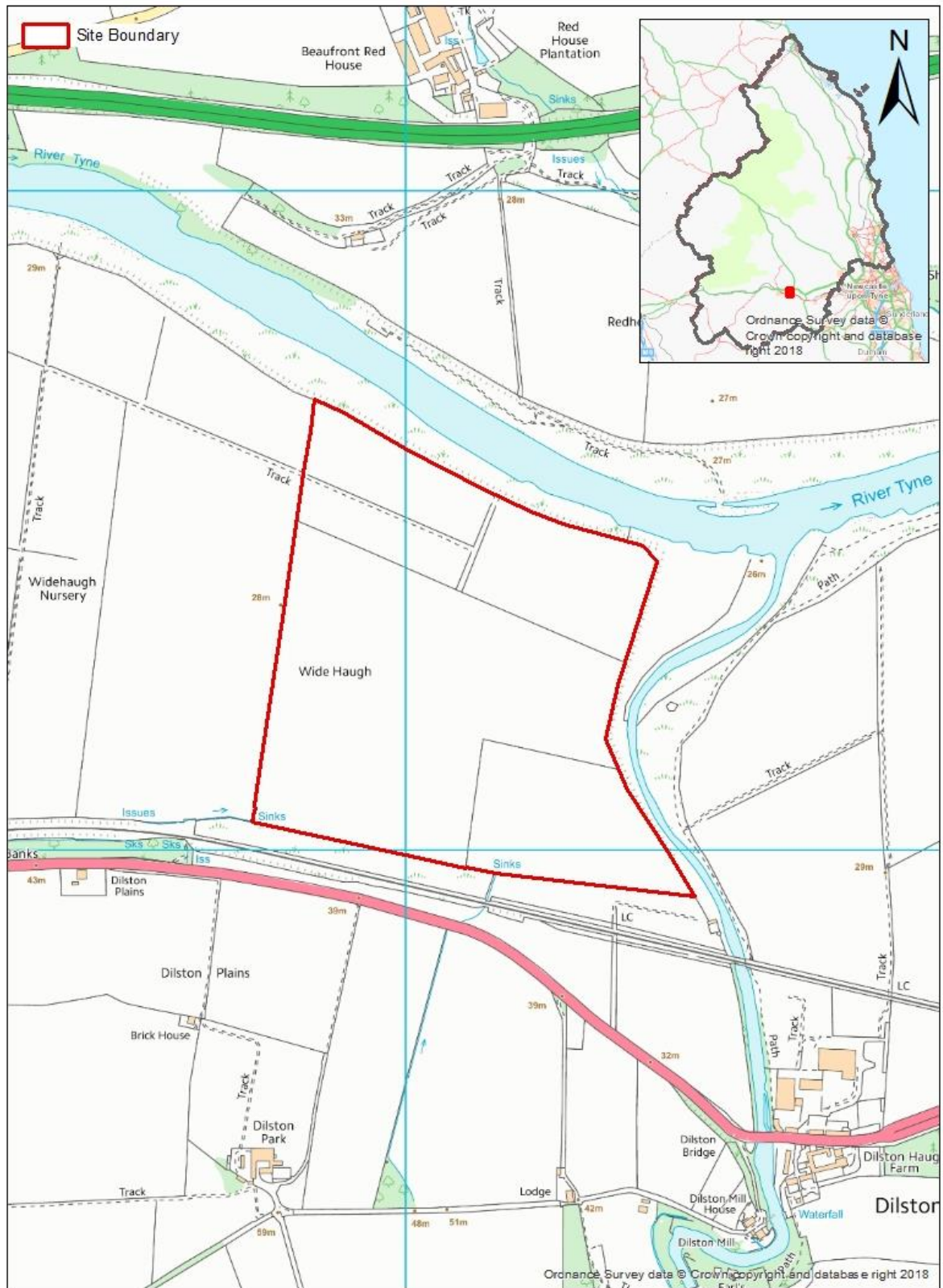
**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

Potential preservation in situ of the most significant archaeological remains, and their setting. Comprehensive excavation, recording, post-excavation analysis and publication of



archaeological remains of lesser significance, as appropriate.
<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
<p>When combined with the complete removal of archaeological remains within the extraction area at Wooperton Quarry, the extension of quarrying into this area has a high potential to result in the cumulative large-scale removal of an important multi-period landscape including at least a 560m length of the Devil's Causeway Roman road and sites associated with it.</p>
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
N/A
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
N/A
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
N/A

## Wide Haugh



## Site details

<b>Site name:</b>	Wide Haugh
<b>Site location / address:</b>	North West of Dilston
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	4,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	New site
<b>Additional information provided with submission</b>	The proposed access is via the entrance off the B6321 approximately 70m to the east of the railway crossing and then along a new internal road.

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Land owner agreement
	Operator interest / no operator	✓✓	Site promoted by North East Concrete
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	<p>The closest dwelling are Dilston Plains approx 260m to the south west of site (although it is separated by the railway line and A695 road) and Prior Thorns approx 260m north of the site. Other dwellings within the vicinity include a cluster of dwellings at Dilston approx 350m south east, three dwellings at Redhouse approx 550m north of the site and two dwellings - Widehaugh House and Birdbrook - approx 600m to the south west.</p> <p>The eastern edge of the town of</p>

			Hexham is approximately 1km to the west of the site and the western edge of the village of Corbridge is approx 1.2km to the west of the site.
	Proximity to other sensitive land uses	x	<p>Cambian Dilston College (offering further education to young adults with learning difficulties, autism spectrum conditions and complex needs) is approx 650m to the south of the site.</p> <p>The English Heritage 'Corbridge Roman Town - Hadrian's Wall' site is approx 850m to the north east of the site.</p> <p>St Andrew's Church, Corbridge is approx 1.4km to the east of the site.</p>
Green Belt	Within Green Belt Impact on openess	x	Within the Tyne and Wear Green Belt
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site contains Grade 2 Agricultural land.
Transportation and accessibility	Access to the core road network	x	Whilst the site is fairly close to the A69, access would be via the A68 and through the village of Riding Mill.
	Suitability of local road access	xx	<p>Access to the site from the A69 is problematic. It involves crossing the River Tyne on the A68 and going through the village of Riding Mill on the A695, crossing the rail line at Riding Mill and Corbridge.</p> <p>The proposal includes a new internal road from an existing access off the B6321. However, it would need to cross Devil's Water and would incur a greater loss of agricultural land.</p>
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport	xx	

	by water		
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	?	<p>The Devils Water Woods Local Wildlife Geological Site is located approx 350m south of the site, upstream along Devils Water.</p> <p>The Tyne River, Corbridge - Stocksfield Local Wildlife Geological Site is located approx 1.5km downstream to the east of the site.</p>
Historic environment	Loss or harm to heritage assets	xx	<p>The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, is located approx 500m North East of the site.</p> <p>There are a number of listed buildings in the vicinity of the site, those within 500m include:</p> <ul style="list-style-type: none"> <li>- the Bridge of Devils Water approx 250m to the south east;</li> <li>- the farm house and buildings at Dilston Haugh approx 300m to the south east;</li> <li>- The remains of Old Bridge on west bank of Devils Water approx 450 to the south east; and</li> <li>- Farmhouse, farm buildings and dovecote at Red House Farm, approx 500m to the north.</li> </ul>
Water environment	Flood Zone	✓	<p>The site is within Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need consideration. A flood defence appears to border the site, and the implications for this need</p>

			consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Newbrough to Corbridge Landscape Character Area, which is assessed as having low sensitivity to sand and gravel extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a large reserve of sand and gravel, however, the initial assessment has identified potentially significant issues with access and impact on the historic environment, and impact on residential amenity.</p> <p>The access from the A69 would involve going through the village of Riding Mill and crossing the rail line at two points. A new access road would be required using an existing small access off the A69, and crossing Devils Water. If progressed, it would need to be demonstrated that there would be no unacceptable impact associated with access to the site.</p> <p>The site is within close proximity to the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, and there are a number of listed buildings within the vicinity of the site. Further assessment is needed to understand whether development the site would have an adverse impact on the historic environment.</p> <p>There are a number of residential dwellings within the vicinity of the site and the relatively open nature of the landscape offers little natural opportunities for screening; either visually or in terms of noise abatement.</p> <p>Further assessment of the potential impacts identified is required to understand whether it is suitable for allocation.</p>			
<p><b>Conclusion:</b></p> <p>Take forward for allocation subject to further assessment.</p>			

**PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider impact on noise sensitive receptors	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Noise mitigation as proposed by noise assessment	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
No	
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>	
None.	
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>	

As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
Potential issues in relation to access and impacts upon Riding Mill.	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<p>Increase in traffic and turning movements on the network. There are limited access options to the site that do not impact upon residential areas. Notwithstanding issues crossing River Tyne and Tynedale Railway, access to the A69 will not be supported by Highways England due to junction spacing between the existing Corbridge and Bridge End junctions. If access is to be taken from the B6321/A695, then due to weight restrictions in Corbridge, HGVs would have to travel through either Hexham or Riding Mill. Routing via Tinkler's Bank would also not be supported, meaning that the junction between A696/B6321 would have an increase in HGV movements, and right turning vehicles if routing via Riding Mill. Network Rail may not support an access close to the level crossing on the B6321.</p>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment and appropriate mitigation	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Access proposals and routing of HGVs is key to determine whether site is acceptable. Impacts through Riding Mill would be of concern.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
None	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	



No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
Access and routing proposals are key to determining whether the allocation is acceptable.

## LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
Yes - Existing flood risk posed to site	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<ul style="list-style-type: none"> <li>• High surface water flood risk covering parts of the site, other parts at medium or low risk.</li> <li>• Overland flow routes north towards the river Tyne.</li> <li>• Devil's Water to the East of the site.</li> <li>• The site is in Flood Zone 3.</li> <li>• 2 watercourses to the south and west by the railway line sinks to the boundary of the site. Therefore - possible culverts within the site.</li> <li>• Small pond in the middle of the site.</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
<p>Flood risk cannot be increased as a result of these works. Flood compensation may be required - please speak to the Environment Agency on this aspect.</p> <p>Overland flow routes and any watercourses, including culverted watercourses will need to be mitigated. At present, they go through the site any works and diversions will need to ensure the risk of flooding does not increase.</p>	

<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b>  <b>Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
At this location no.
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
No
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
Yes - floodplain storage could be increased, which will benefit other areas within the Tyne Valley.
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
Ensure the Environment Agency are consulted. They may have flood defences adjacent to the development.

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<p><b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
No	
<p><b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b></p>	
Available information includes recent records of Schedule 1 (specially protected) bird species and bird species of conservation concern, so appropriate mitigation strategies will be required	
<p><b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b></p>	
Ecological Impact Assessment	
<p><b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development</b></p>	

acceptable/ mitigate its likely effects?
No
<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b>  <b>Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Working both this site and Anick Grange Haugh could be beneficial if both had ecologically led restoration schemes as they would benefit from the proximity to each other
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
No
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of suitable habitats for wading birds.
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

Site appraisal conducted by:	County Archaeologist
<p><b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
<p>There is insufficient information to assess the impact on highly designated heritage assets such as Beaufront Castle and Corbridge Roman Fort.</p> <p><u>Introduction to historic environment:</u>  The scheduled monument of Corbridge Roman fort, town and bridge is located approx 500m north to north-east of the site. The buffer zone for the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site is located c.3km to the north</p> <p>There are a number of listed buildings in the vicinity of the site, those within 500m include:</p> <ul style="list-style-type: none"> <li>- the Bridge of Devils Water approx 250m to the south east;</li> <li>- the farm house and buildings at Dilston Haugh approx 300m to the south east;</li> <li>- The remains of Old Bridge on west bank of Devils Water approx 450m to the south east;</li> </ul>	

and

- Farmhouse, farm buildings and dovecote at Red House Farm, approx 500m to the north.

In addition, the Grade I listed Beaufront Castle, its landscape and other associated listed structures sit in an elevated position to the north of the river and may overlook the site.

The Corbridge Conservation area includes the town and the site of the scheduled Roman bridge and the western boundary is located c.600m east of the proposed mineral site. The site is located in a wider landscape containing known archaeological sites from the prehistoric period onwards.

The route of the River Tyne may have varied over time, however Bronze Age burials are being uncovered up to 300m from the line of the river.

**2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

There is the potential for the proposed development to have an adverse visual impact on the setting of designated assets such as Beaufront Castle, Corbridge Roman fort, town and bridge. It also has the potential to physically impact on previously unidentified archaeological remains.

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:

- Desk-based assessment
- Assessment of the potential indirect (visual) impact of the proposed development on the setting of designated heritage assets in the wider area, particularly the scheduled site of Corbridge Roman fort and town
- Geophysical survey
- Trial trenching

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

In the event that the programme of archaeological assessment and evaluation reveals archaeological remains on site, it should be possible to formulate a site specific programme of archaeological mitigation based on the results of the assessment and evaluation and the impact of the proposed development and tied into a planning condition. It is unclear what the impact will be on the setting of designated assets will be until more detailed assessment is undertaken.

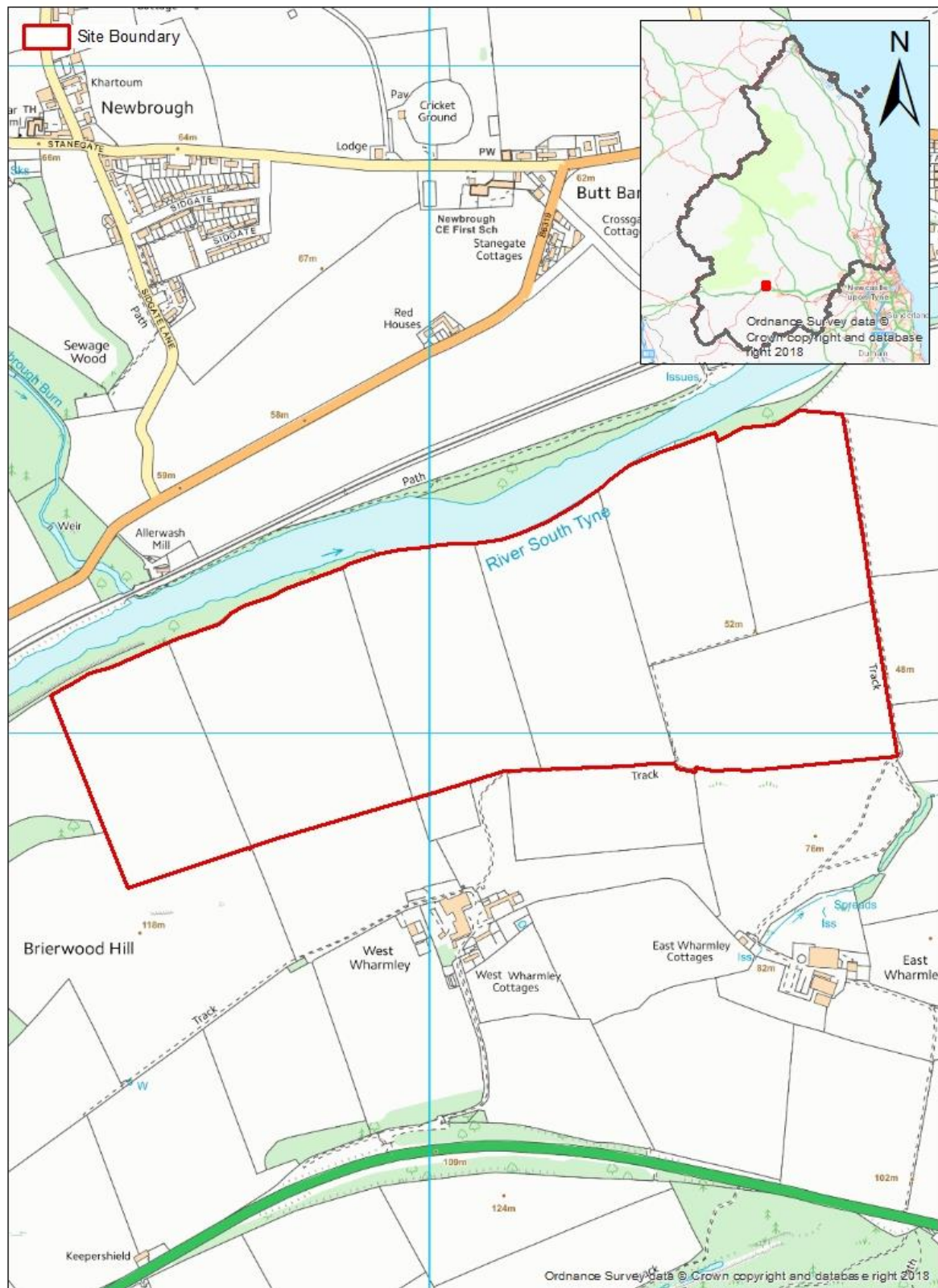
**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

Particular thought should be given to:

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or

<b>a number of sites in a locality.</b>
N/A
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
N/A
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area, particularly have the scheduled site of Corbridge Roman fort and town
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
N/A

## West Wharmley



## Site details

<b>Site name:</b>	West Wharmley
<b>Site location / address:</b>	Land to north of West Wharmley Farm, Hexham , Northumberland , NE46 2PL
<b>Mineral type:</b>	Sand and gravel
<b>Potential yield:</b>	2,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	46
<b>New site or extension:</b>	New site
<b>Additional information provided with submission</b>	The proposed access is off the A69 via the existing access to West Wharmley farm and then a left turn onto a proposed new internal access road in a south / north direction

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Submitted by land owner (Leazes Estate)
	Operator interest / no operator	?	Unknown
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	<p>The closest dwellings are at Allerwash Mill and Crossgate Cottages approx 100m to the north of the site.</p> <p>There are some small settlements in the vicinity of the site:</p> <ul style="list-style-type: none"> <li>- at Fourstones approx 250m north east of the site</li> <li>- at Newborough approx 400m north of the site;</li> </ul> <p>West Wharmley Farm and West Wharmley Cottages are approx 200m south of the site.</p>

			<p>East Wharmley Cottage and East Wharmley Farm are approx 300m to the south of the site.</p> <p>There are clusters of dwellings within the vicinity of the site:</p> <ul style="list-style-type: none"> <li>- at Red Houses approx 250m north of the site;</li> <li>- at Allerwash approx 300m north west of the site;</li> <li>- at Frankham approx 750m north of the site;</li> <li>- at Greenshaw Plain approx 900m south east of the site;</li> </ul>
	Proximity to other sensitive land uses	✓	<p>St Aidan's Church, Fourstones is approx 450m north of the site.</p> <p>Wesleyan Methodist Chapel, Stanegate is approx 500m north of the site.</p>
Green Belt	Within Green Belt Impact on openness	x	Within the Tyne and Wear Green Belt
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The north west part of the site contains Grade 2 Agricultural land, and the south east part of the site contains Grade 3 agricultural land.
Transportation and accessibility	Access to the core road network	✓	The site is close to, and can be directly accessed from the A69. Mitigation may be required.
	Suitability of local road access	✓	<p>Access to the site is direct from the A69 and the proposal includes a new internal road.</p> <p>Mitigation may be required to ensure that the junction from the A69 is suitable for HGV traffic.</p>
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	



	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	x	<p>The site is within the risk zone of the Wharmley Riverside SSSI, which is approx 500m to the east of the site.</p> <p>The Tyne and Allen River Gravels SAC is approx 500m to the east of the site.</p>
	Proximity and impact on local wildlife or geological site.	?	The Fourstones and Park Shield Quarry Local Wildlife Geological Site is located approx 900m north of the site.
Historic environment	Loss or harm to heritage assets	?	<p>The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, is located approx 350m North of the site at the Red House Roman Camp.</p> <p>The buffer zone for the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site runs approx 1.5km north of the site.</p> <p>There are a number of listed buildings in the vicinity of the site, including:</p> <ul style="list-style-type: none"> <li>- the farmhouse, associated buildings, and Old Cottage at West Wharmely Farm approx 200m to the south of the site;</li> <li>- Shelter Shed and farm building at Allerwash approx 330m to the north west of the site;</li> <li>- The Former Station Masters House at Fourstones approx 350m to the north east of the site;</li> <li>- East Wharmley Farmhouse approx 400m to the south east of the site; and</li> <li>- a number of listed buildings at Newborough approx 750m to the north of the site.</li> </ul> <p>There is an Archaeological Site within the site, and a further 10 within 500m of the site boundary.</p>

			Newborough Conservation Area is approx 600m to the north of the site.
Water environment	Flood Zone	✓	The northern edge of the site is within Flood Zones 3 and 2, while the majority of the site is within Flood Zone 1. Sand and gravel extraction is compatible with all 3 Flood Zones, however, the siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	<p>The southern part of the site is within the Langley to Stocksfield Landscape Character Area, which is assessed as having moderate sensitivity to sand and gravel extraction.</p> <p>The northern part of the site is within the Newbrough to Corbridge Landscape Character Area, which is assessed as having low sensitivity to sand and gravel extraction.</p>

#### **Summary of key issues / constraints:**

This site contains a significant reserve of sand and gravel, however, the initial assessment has identified potentially significant issues with impact on residential amenity, access and impact on the historic environment.

There are a number of residential dwellings within the vicinity of the site and the relatively open nature of the landscape offers little natural opportunities for screening; either visually or in terms of noise abatement.

The access from the A69 is direct, but may require mitigation to improve the existing junction. If progressed, it would need to be demonstrated that there would be no unacceptable impact associated with access to the site.

The site is within close proximity to the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, which is also a Scheduled Ancient Monument, and to the buffer zone or the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site. There are also

a number of listed buildings within the vicinity of the site. Further assessment is needed to understand whether development the site would have an adverse impact on the historic environment.

Further assessment of the potential impacts identified is required to understand whether it is suitable for allocation.

**Conclusion:**

Take forward for allocation subject to further assessment.

Stage 2 Assessment – Completed proformas

**PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider impacts on noise sensitive receptors	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Noise mitigations proposed by noise assessment	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site,</b>	

<b>which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Increase in traffic and vehicular movements; site is to be accessed direct from the Strategic Road Network, the A69, which is under the jurisdiction of Highways England on behalf of the Secretary of State. As such Highways Development Management have limited control over the impacts. There is no access to the local highway network from the site.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment, although scope will need to be agreed with Highways England	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
The existing site access junction is likely to require mitigation although this will need to be confirmed by Highways England. If widening is required this may impact upon the location of the private access to the site as the internal junction will be closer to the widened A69 junction.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	

<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
None
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Subject to the requirements of Highways England, there may be junction works to the A69.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
Highways England's views on the allocation must be sought before an allocation is made.

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Proximity to river Tyne to the north. <ul style="list-style-type: none"> <li>• No obvious overland flows or watercourses within the site</li> <li>• Watercourse outside of site to the south east, conveying water to the east to the South Tyne</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	

No
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b> <b>Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
<p>Due to the location of the development, this area could be opened up as functional floodplain. It is not in an area of floodplain at present, but redevelopment could see this and it would be beneficial to other areas in the Tyne Valley.</p>
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
<p>Please ensure the Environment Agency are consulted on any application at this location.</p>

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<p>The site is about 500m west (upstream) of Wharmley Riverside SSSI, part of the Tyne and Allen River Gravels SAC. Any application will need to include information demonstrating that the site will not have an adverse effect on the integrity of these designated sites.</p>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	

<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
No
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of suitable habitats for wading birds.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
This site will need to be considered in the Local Plan Habitats Regulations Assessment due to proximity to the SAC

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No.	
<u>Introduction to the historic environment</u> The buffer zone for the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site is located approx 1.5km north of the site. the nearest, Scheduled Roman site is located approx 350m North of the site at the Red House Roman Camp.  There are a number of listed buildings in the vicinity of the site, including: - the farmhouse, associated buildings, and Old Cottage at West Wharmley Farm approx 200m to the south of the site;	

- Shelter Shed and farm building at Allerwash approx 330m to the north west of the site;
- The Former Station Masters House at Fourstones approx 350m to the north east of the site;
- East Wharmley Farmhouse approx 400m to the south east of the site; and
- a number of listed buildings at Newborough approx 750m to the north of the site.

Newborough Conservation Area is approx 600m to the north of the site.

A Bronze Age burial cist was discovered and subsequently removed from within the proposed mineral site in 1928. Cropmarks of likely medieval enclosures have been recorded to the south and west of the site which are thought to be associated with Wharmley deserted medieval village. Further Bronze Age burials were recorded c.440m north of the site. There is the potential for further or associated remains on the site.

**2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

There is the potential for the proposed development to have an adverse visual impact on the setting of the scheduled site of Red House Roman fort to the north and other designated heritage assets, including Newbrough Conservation Area and other listed buildings. It also has the potential to physically impact on previously unidentified archaeological remains.

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

Heritage Statements for all designated heritage assets which might be affected directly or indirectly by the proposal.

A programme of assessment to establish the nature, extent, density and significance of the archaeological remains on this site prior to the determination of the planning application. This assessment will need to include:

- Desk-based assessment
- Assessment of the potential indirect (visual) impact on the setting of designated heritage assets in the wider area, particularly the scheduled monument of Red House Roman fort and the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site to the north
- Geophysical survey
- Potential Fieldwalking
- Trial trenching

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

In the event that the programme of archaeological assessment and evaluation reveals archaeological remains on site, it should be possible to formulate a site specific programme of archaeological mitigation based on the results of the assessment and evaluation and the impact of the proposed development and tied into a planning condition.

It is not possible to assess the impact on designated heritage assets until more detailed assessment is undertaken.



**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

**Particular thought should be given to:**

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

N/A

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

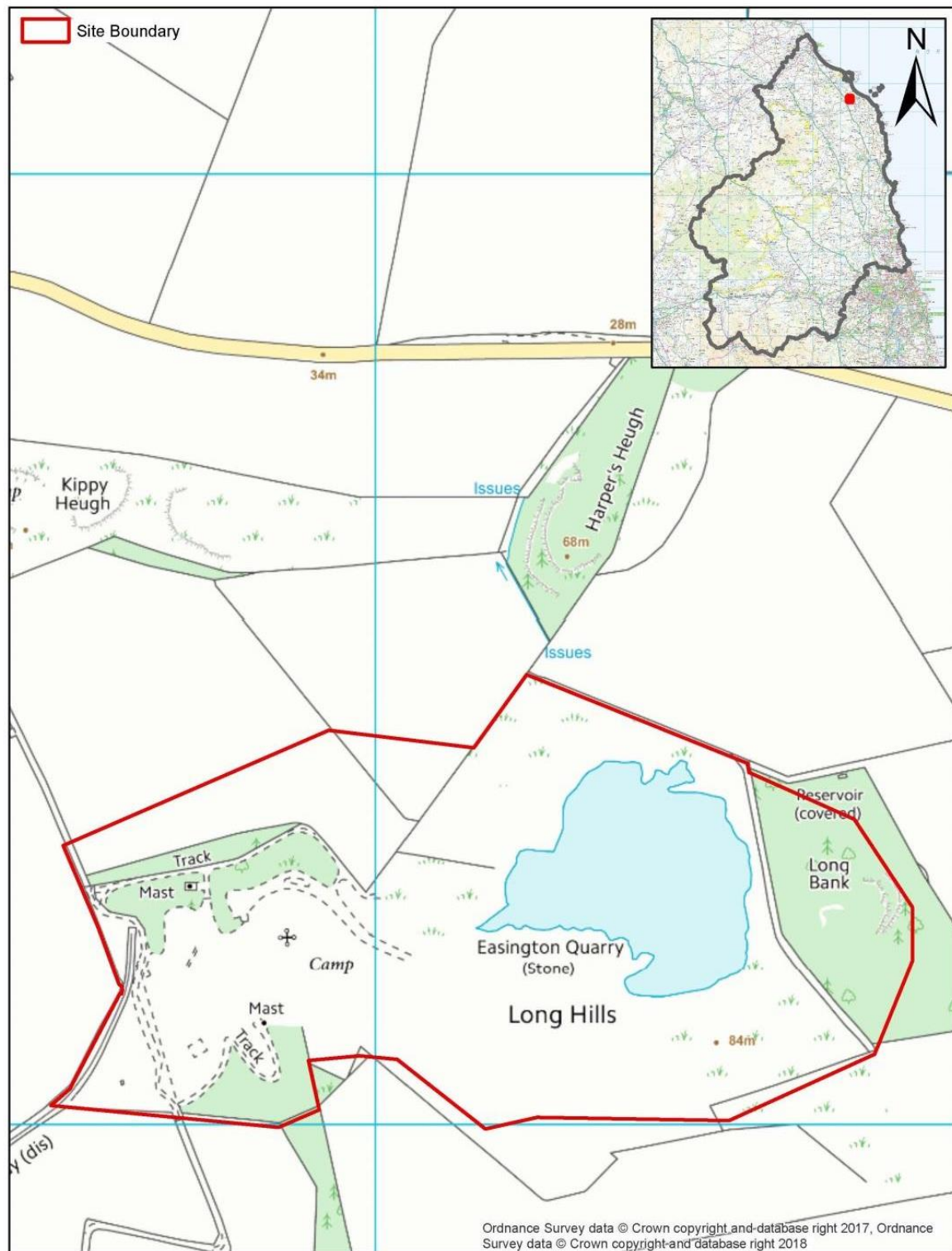
**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area, particularly the scheduled monument of Red House Roman fort and the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site to the north

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A

## Belford Quarry extension



## Site details

<b>Site name:</b>	Belford (Easington) Quarry Extension
<b>Site location / address:</b>	East of Belford (NU 129 342)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	5,000,000 tonnes
<b>Site area (hectares):</b>	30
<b>New site or extension:</b>	Extension (lateral and vertical)
<b>Additional information provided with submission:</b>	Operator intends to implement existing permission (16/00353/VAREIA) for majority of site in the next year and then progress the extension (which is the subject of this assessment) and relates to southern and eastern extents only).

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown.
	Operator interest / no operator	✓✓	Promoted by Tarmac.
Land use	Conflict with other current land uses	✓✓	Current use of eastern extension area is woodland. Current use of southern extension area is grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwellings are at Chesterhill and Chester Brae approx 350m to the east of the site. Dwellings are located at Station Cottages approx 500m to the south west of the site. Easington Farm and Easington are located approx 450m and 750m to the north of the site respectively. There are dwellings approx 800m to the south east at Outchester. The village of

			Waren Mill is just under 1km to the east and the village of Belford is approx 1.75km to west.
	Proximity to other sensitive land uses	✓	Budle Bay campsite at Waren Mill is approx 1km to the east.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	Grade 3.
Transportation and accessibility	Access to the core road network	✓✓	Road access to the site is from the B1342 road. The A1 to the west can be accessed via the B1342 Station Road crossing the East Coast railway line using a level crossing.
	Suitability of local road access	✓✓	The local roads are already used to access the existing quarry.
	Access to rail facilities or facilities for transport by water	✓✓	The site has access to a railhead, although it is not currently in use.
	Potential for access to rail facilities or facilities for transport by water	✓✓	The site has access to a railhead, although it is not currently in use.
Public Rights of Way	Presence of Right of Way	x	A Public Right of Way crosses the site access road.
	Impact on Right of Way	✓✓	The extensions should not have a significant impact on the public right of way.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	The Lindisfarne Ramsar site, Site of Special Scientific Interest and Special Area of Conservation is located within 1 kilometre of the site.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	✓	An Archaeological site is present within the existing quarry area.

Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	The site is approximately 400m west of the Northumberland Coast AONB, however, the impact is not considered to be significant as it is an extension to an existing site.
	Impact on character and local distinctiveness of the landscape	x	The site is within the Haggerston Landscape Character Area which is assessed as having high sensitivity to hard rock extraction due to the visibility from key routes and the complexity of the landform.

**Summary of key issues / constraints:**

This site contains a significant reserve of whinstone and the initial assessment has not identified any major issues with this site.

The potential impacts which have been identified include adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

Potential adverse effects are also identified for the impact on the landscape, which is considered sensitive to the proposed use. However, as the proposal is for an extension, it will not introduce an incongruous feature into the landscape and is likely that the impact can be mitigated to an acceptable level.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

**Conclusion:**

Proceed to next stage of appraisal.

**Key matters for a planning application to address:**

- **Local amenity** - There are residential dwellings in the vicinity of the site, and a campsite is located approx 1 km to the east of the site.
- **Agricultural Land Quality** - There is a high likelihood that the site contains best and most versatile agricultural land.
- **Public Rights of Way** - A footpath crosses the site access road.
- **Cultural Heritage** - An archaeological site is within the existing quarry area.
- **Landscape** - The site is close to the Northumberland Coast AONB,

Northumberland Heritage Coast and within a landscape character area judged as being highly sensitive to hard rock extraction.

Stage 2 Assessment – Completed proformas

**PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise & Private water supplies	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider impact on nearest noise sensitive receptors. Investigation of Private Water supplies in the area to ensure that there will be no impact on existing supplies or infrastructure.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
The extraction of hard stone at this site will require an Environmental permit under Environmental Permitting (England & Wales) Regulations 2016. This permit should be applied for and run concurrently with any future planning applications. The purpose of this permit is to control emissions to air (i.e. dust).	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	

See 4 above.

With regards to Utilities and Amenity there should be some consideration made of private water supplies and its associated infrastructure.

**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

No

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

See 4 above

As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

**Site appraisal conducted by:**

Highways Development Management Officer

**1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.**

No

**2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

Potential increase in vehicular movements. Effects likely to be the same as the existing extraction permission unless extraction of current and allocated sites are to overlap.

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

Transport Assessment considering the level of likely trip generation to the site.

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

No

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

Particular thought should be given to:

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

Potential combination of effects if current extraction overlaps with the extraction of the allocated site.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
None

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Existing pond on site - what will happen with this?	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or</li> </ul>	



<b>a number of sites in a locality.</b>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ECOLOGY

<b>Site appraisal conducted by:</b>	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Unlikely to be significant effects based on available information	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> </ul>	

- The effects over an extended period of time either from an individual site, or a number of sites in a locality.
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin grassland.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
<p>No</p> <p><u>Introduction to the historic environment</u>  An Iron Age/Roman British enclosure was present within the site which has previously been quarried away. Further prehistoric activity is known in the wider area including the scheduled defended settlement at Kippy Heugh, c.330m to the north-east of the site.</p> <p>It is likely that comparable and associated remains originally extended across much of the site but it is unclear how much of the site has previously been quarried, removing earlier remains</p>	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<p>There is the potential for the proposed development to impact on previously unidentified archaeological remains in areas which have not been already been subject to ground disturbance associated with previous quarrying.</p>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	

In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:

- Desk-based assessment including detailed information about the nature and extent of ground disturbance associated with previous quarrying.
- Assessment of the potential indirect (visual) impact on the setting of designated heritage assets in the wider area, particularly the scheduled monument Kippy Defended settlement to the north
- Geophysical survey, if appropriate
- Trial trenching, if appropriate

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

In the event that the programme of archaeological assessment and evaluation reveals archaeological remains on site, it should be possible to formulate a site specific programme of archaeological mitigation based on the results of the assessment and evaluation and the impact of the proposed development which would be tied into a planning condition.

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:**

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

N/A

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

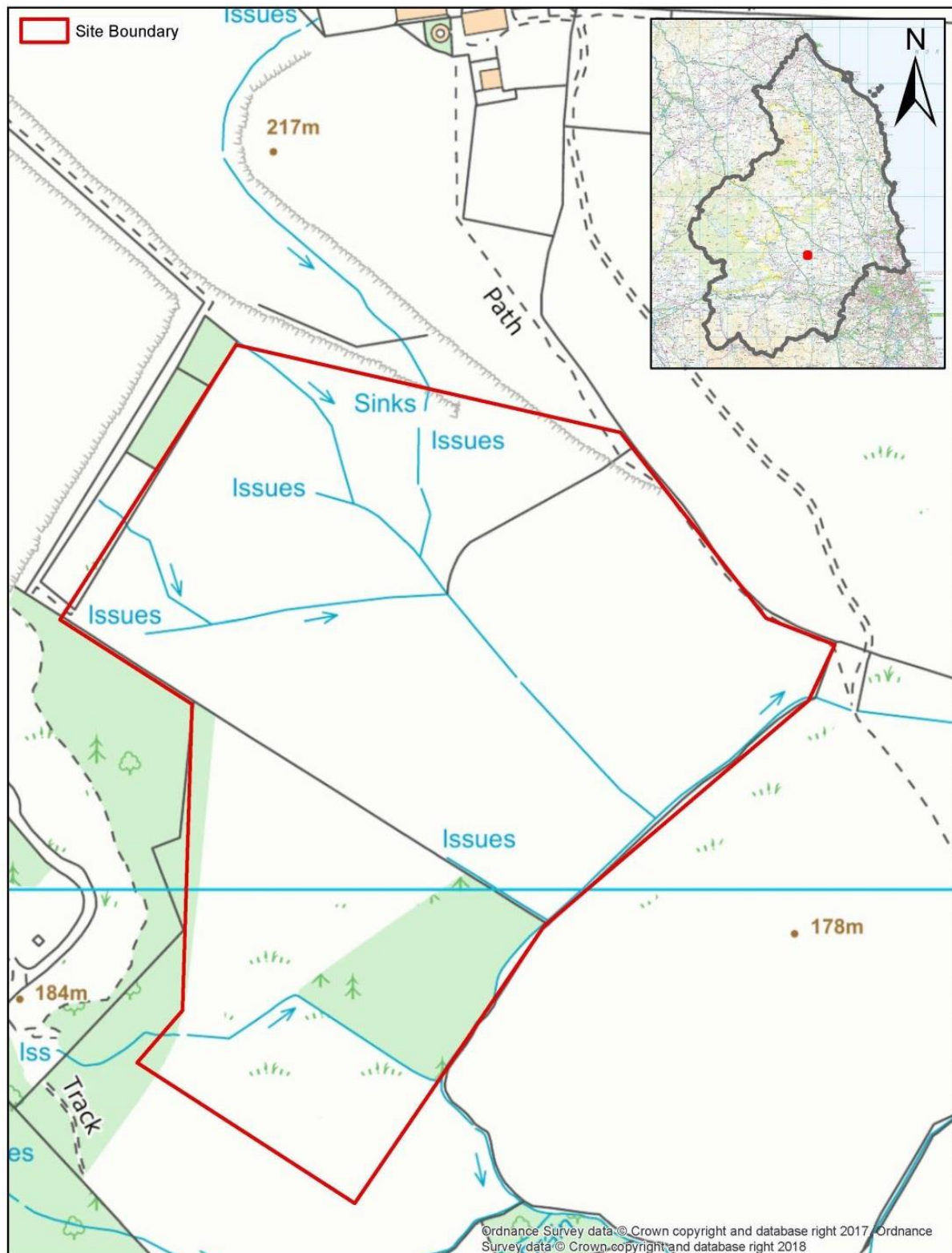
**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area, particularly have the scheduled monument of Kippy Heugh defended settlement to the north

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A

## Divethill Quarry East extension



## Site details

<b>Site name:</b>	Divethill Quarry East extension
<b>Site location / address:</b>	East of Divethill Quarry, Capheaton (NY 984 791)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	4,500,000 tonnes (300,000 tonnes per annum over 15 years)
<b>Site area (hectares):</b>	15.6
<b>New site or extension:</b>	Extension (lateral)
<b>Additional Information provided with submission:</b>	Proposal includes use of part of site for waste landfill

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX).
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	<p>The closest dwellings to the site are the 3 properties at Clay walls, approx 250m to the north east.</p> <p>Further afield dwellings within the vicinity of the site are found at:</p> <ul style="list-style-type: none"> <li>- Little Bavington approx 500m to the south east;</li> <li>- Homilton Farm, approx 600m to the south west;</li> <li>- Bavington Hall approx 600m to the south east;</li> <li>- Bavington Mount approx 850m</li> </ul>

			to the south; - Newonstead Farm, approx 900m to the north west; and - Great Bavington, approx 900m to the north.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	The site is approx 4.5km from the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓	St Oswald's Way footpath runs along the north eastern edge of the site. Appropriate separation measures would be required to limit the impact on this footpath.
	Impact on Right of Way	✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Craggs SSSI is located approx 800m to the north of the site.
	Proximity and impact on local wildlife or geological site.	x	The north western part of the area is identified as a Local Wildlife and Geological Site. This relates to a much larger area and ecology work undertaken suggests much the proposed

			<p>development site does not contain grassland of nature conservation value.</p> <p>If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich grassland within the site, and to discuss appropriate restoration measures.</p>
Historic environment	Loss or harm to heritage assets	✓✓	The conservation area at Great Bavington is approximately 800m to the north of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with the site.</p> <p>The potential impacts which have been identified are likely to be on the local wildlife site and the residential amenity of nearby properties. Following discussion with the County ecologist, it should be possible to work the site in a way which protects the species rich grassland in the local wildlife site.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			

**Key matters for a planning application to address:**

- **Local amenity** - There are residential dwellings in the vicinity of the site.
- **Public Rights of Way** - A footpath, which is part of the St Oswalds Way long distance route, runs along the north eastern edge of the site.
- **Nature Conservation** - Much of the site is designated as a Local Wildlife and Geological Site due to the quality of the species rich grassland. Bavington Craggs SSSI is located to the north east of the site.
- **Cultural Heritage** - The site is within the vicinity of the Great Bavington Conservation Area.

Stage 2 Assessment – Completed proformas**PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider the impacts on the nearest noise sensitive receptors.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
The extraction of hard stone at this site will a variation of the site's existing permit under the Permitting (England & Wales) Regulations 2016. The purpose of this permit is to control emissions to air (i.e. dust).	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"><li>- <b>The combination of effects from an individual site;</b></li><li>- <b>The combination of effects from one or more sites in a locality; and</b></li><li>- <b>The effects over an extended period of time either from an individual site, or a number of sites in a locality.</b></li></ul>	
If the current quarrying operations are running concurrently with the operation of this proposal then cumulative noise will need to be assessed	



<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
See 4 above As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Potential for increase in traffic if site is to operate concurrently with the existing operations and the other allocated extraction site or extraction is to be a greater than current operations.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Access via existing site only	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or</li> </ul>	

<b>a number of sites in a locality.</b>
Cumulative impact with existing operations and other allocated extension site
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
None
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No (but work is needed to overcome potential issues)	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<ul style="list-style-type: none"> <li>• Multiple channels issue, sink and flow throughout the site from the north west and south, into the Hallington Burn to the west of the site.</li> <li>• OS map 25K suggests there is a waterfall onsite to the north.</li> </ul> Mitigation work required	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Mitigation work to ensure flows pass around the development unimpeded and not increasing the risk of flooding elsewhere. Assessment of waterfall to the north and any impacts development may bring.	

<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b>  <b>Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Possible interaction with North extraction (see below)
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
No
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
Restore watercourses across site as existing, or with improvements. Improvements from a flood risk perspective possible.
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
No

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<p><b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
No	
<p><b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b></p>	
Partly within Divethill and Claywalls Local Wildlife Site - potential for adverse effects on important whin grassland plant communities but unknown at this point. A scheme may be required to avoid/mitigate/compensate for impacts, depending on the value of the plant communities.	
<p><b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b></p>	
Ecological impact assessment	
<p><b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development</b></p>	

acceptable/ mitigate its likely effects?
No
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b> <b>Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin grassland.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

Site appraisal conducted by:	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No  <u>Introduction to the historic environment</u> The conservation area at Great Bavington is approximately 800m to the north of the site. The grade II* listed Bavington Hall is located 760m south-east of the site and the grade II listed eyecatcher /Dovecote c.1km south-west.  The site is located in a wider archaeological landscape containing sites of prehistoric and later date. The site is most likely to contain sites of later prehistoric date.	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	

Visual impact on the setting of the various designated heritage assets in the wider area.
Physical impact on previously unidentified archaeological remains
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
<p>In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:</p> <ul style="list-style-type: none"> <li>• Desk-based assessment</li> <li>• Assessment of the visual impact of the proposed development on the setting of the various designated heritage assets in the wider area</li> <li>• Geophysical survey</li> <li>• Trial trenching</li> </ul>
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
N/A
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
This will depend on the visual impact on the setting of the various designated heritage assets in the wider area
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
N/A
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
The restoration plans will need to consider the potential visual impact on the setting of the various designated heritage assets in the wider area
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## Divethill Quarry North extension



## Site details

<b>Site name:</b>	Divethill Quarry North extension
<b>Site location / address:</b>	North of Divethill Quarry, Capheaton (NY 980 798)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	2,100,000 tonnes (300,000 tonnes per annum over 7 years)
<b>Site area (hectares):</b>	12.9
<b>New site or extension:</b>	Extension (lateral)
<b>Additional information provided with submission</b>	N/A

### Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to an option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX).
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwellings to the site are the 3 properties at Clay Walls, approx 125m to the south east.  Other dwellings within the vicinity of the site are found at: - Great Bavington, approx 250m to the north east; - Newonstead Farm, approx 350m to the west; and - Little Bavington approx 1km to the south east.
	Proximity to other sensitive land uses	✓✓	

Green Belt	Within Green Belt Impact on openness	✓✓ ✓✓	Not within the Green Belt.
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	The site is approx 4.5km from the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Crags SSSI (designated for Acid Grassland) is located approx 250m to the north east of the site.
	Proximity and impact on local wildlife or geological site.	xx	All of the site is identified as a Local Wildlife and Geological Site. This relates to a larger area and further ecology assessment is required to understand whether extraction could take place without unacceptable impacts.  If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich



			grassland within the site, and to discuss appropriate restoration measures.
Historic environment	Loss or harm to heritage assets	✓	The conservation area at Great Bavington is approximately 200m to the north east of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.

#### Summary of key issues / constraints:

This site contains a significant reserve of hard rock and the initial assessment has identified one potentially major issue with the site.

The presence of the Local Wildlife Site designation, which covers the whole site, requires further investigation. The designation relates to the presence of whin grassland and further assessment will be required to understand whether the site can be worked in a way which does not have an unacceptable impact.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

#### Conclusion:

Proceed to next stage of appraisal.

#### Key matters for a planning application to address:

- **Local amenity** - There are residential dwellings in the vicinity of the site.
- **Public Rights of Way** - A footpath, which is part of the St Oswalds Way long distance route, runs along the north eastern edge of the site.
- **Nature Conservation** - Much of the site is designated as a Local Wildlife and

Geological Site due to the quality of the species rich grassland. Bavington Crags SSSI is located to the north east of the site.

- **Cultural Heritage** - The site is within the vicinity of the Great Bavington Conservation Area.

## Stage 2 Assessment – Completed proformas

### **PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to assess the impacts on the nearest noise sensitive receptors.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
The extraction of hard stone at this site will a variation of the site's existing permit under the Permitting (England & Wales) Regulations 2016. The purpose of this permit is to control emissions to air (i.e. dust).	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
If the current quarrying operations are running concurrently with the operation of this proposal then cumulative noise will need to be assessed	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
No	

**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

No

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

See 4 above

As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

**Site appraisal conducted by:**

Highways Development Management Officer

**1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.**

No

**2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?**

Increase in traffic if worked concurrently with existing site and/or adjacent allocated site or if extraction rate is greater than current site.

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

Transport Assessment

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

Access via existing site only

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

Particular thought should be given to:

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

Cumulative impact of operations within this site, the adjacent allocated site and continued extraction of current site.

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site,**

which could be identified as policy requirements?
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
None

## LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<ul style="list-style-type: none"> <li>• Watercourse / bog area to the southern boundary of the site. Overland flow routes are east and south.</li> <li>• No other obvious features within or around site.</li> <li>• Site in close proximity to Divethill Quarry east extension. Overland flows from the north site would follow the channel south east into the east extension.</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Ensure no impact on overland flows, not increasing the risk of flooding elsewhere.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or</li> </ul>	

<b>a number of sites in a locality.</b>
Site in close proximity to Divethill Quarry east extension. Overland flows from the north site would follow the channel south east into the east extension - needs investigating and mitigating.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Possible flood mitigation improvements to local vicinity.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

#### CONSERVATION - ECOLOGY

<b>Site appraisal conducted by:</b>	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Wholly within Divethill and Claywalls Local Wildlife Site - potential for adverse effects on important whin grassland plant communities but unknown at this point. A scheme may be required to avoid/mitigate/compensate for impacts, depending on the value of the plant communities.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	

<p><b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.</b>  <b>Particular thought should be given to:</b></p> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<p><b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b></p>
No
<p><b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b></p>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin grassland.
<p><b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b></p>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

Site appraisal conducted by:	County Archaeologist
<p><b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
<p>No</p> <p><u>Introduction to the historic environment</u>  The conservation area at Great Bavington is approximately 290m to the north-east of the site. The grade II* listed Bavington Hall is located c.1.4km to the south-east and the grade II listed eyecatcher /Dovecote c.1.5km to the south-west.</p> <p>The site is located in a wider archaeological landscape containing sites of prehistoric and later date. the site is most likely contain sites of later prehistoric date.</p>	
<p><b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b></p>	
<p>Visual impact on the setting of the various designated heritage assets in the wider area.</p> <p>Physical impact on previously unidentified archaeological remains</p>	

**3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?**

In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:

- Desk-based assessment
- Assessment of the visual impact of the proposed development on the setting of the various designated heritage assets in the wider area
- Geophysical survey
- Trial trenching

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

N/A

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

Particular thought should be given to:

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

This will depend on the visual impact on the setting of the various designated heritage assets in the wider area

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A

## Longhoughton Quarry extension





## Site details

<b>Site name:</b>	Longhoughton Quarry extension 2*
<b>Site location / address:</b>	West of Longhoughton (NU 237 153)
<b>Mineral type:</b>	Crushed rock (Whinstone and Carboniferous limestone)
<b>Potential yield:</b>	1,625,000 tonnes whinstone and 125,000 tonnes limestone
<b>Site area (hectares):</b>	20.5
<b>New site or extension:</b>	Extension (lateral)
<b>Additional information provided with submission</b>	N/A

\* Area based on planning application boundary for 18/01285/CCMEIA.

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates).
	Operator interest / no operator	✓✓	Operator interest.
Land use	Conflict with other current land uses	✓✓	Current uses include a fishing lake, agricultural use and infrastructure for the existing quarry.
	Conflict with land allocations	✓✓	No conflict identified.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwellings (which are not yet occupied) in the village of Longhoughton are approx 150m to the east of the site boundary, however, they are about 500m from the extraction area. Although these are separated from the site by the East Coast Mainline railway line. There are other dwellings further afield at Ratcheugh and Ratcheugh Farm approx 300m and 600m to the south east and south

			respectively. There is a cluster of dwellings approx 900m to the north at Littlehoughton.
	Proximity to other sensitive land uses	x	<p>Longhoughton Primary School is approx 650m to the east of the site and approx 850m to the east of the extraction area.</p> <p>St Peter and St Paul Church is approx 500m to the east of the site and approx 800m to the east of the extraction area.</p> <p>Westfield Park community centre is approx 350m to the east of the site and approx 650m to the east of the extraction area.</p> <p>Other facilities in the village of Longhoughton include a doctors surgery, a nursery school and another community centre.</p>
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓	Access to the existing quarry site is via the C80 Denwick to Boulmer road, which joins the A1 just to the north east of Alnwick.
	Suitability of local road access	x	Although the site is only 3km from the A1, the C80 has reduced visibility and is quite narrow. The quarry traffic currently goes through the village of Denwick. There are also issues with the access into the existing quarry due to the tight angle of the turning and the reduced visibility from the bend of the road.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or	xx	

	facilities for transport by water		
Public Rights of Way	Presence of Right of Way  Impact on Right of Way	x  ✓✓	A footpath (FP12) runs across a small part of the proposed extension area from the C80 road in a west to east direction and underneath the East Coast railway line and onto Longhoughton village. The application shows that the footpath would be subject to a very minor diversion.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	A geological SSSI is located within the existing Longhoughton Quarry, approx 250m to the west of the proposed extension area.  The proposed extension site is approx 2.5km to the west of the Northumberland coastline, which is designated as the Northumbria Coast Ramsar site, the Northumberland Shore SSSI and the Howick to Seaton SSSI. It is also an SPA and a SAC.
	Proximity and impact on local wildlife or geological site.	x	A Local Wildlife Geological Site is located approx 300m to the south west of the proposed extension site.
Historic environment	Loss or harm to heritage assets	✓	There are 3 archaeological sites within approx 100m of the southern boundary of the proposed extension site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.  However, as the proposal involves draining the existing lake and creating a new balancing lagoon to regulate flow out of the site into an existing field drain, the impact on flood risk elsewhere must be considered.
	Source Protection Zone	✓✓	

Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	The proposed extension site is approx 420m to the west of the Northumberland Coast AONB and the Heritage Coast.
	Impact on character and local distinctiveness of the landscape	✓	<p>The site is adjacent to an area of high landscape value, which lies directly to the south of the site.</p> <p>The site is located within the Rock Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.</p>

#### Summary of key issues / constraints:

This site contains a significant reserve of hard rock, however, the initial assessment has identified some potentially significant adverse impacts.

Although some of the potential impacts which have been identified are on the amenity of the residents of Longhoughton, and of the other residential properties in the vicinity of the site, the separation distance and topography means that impacts are likely to be able to be mitigated to acceptable levels. However, given the close proximity and high number of receptors, it will be important for any further assessment to address this issue comprehensively.

There are a number of issues that need further assessment to understand whether the site can be worked in a way where the impacts are acceptable.

These issues include the problems with the access into the existing quarry, which requires advice from the County Highways team. The potential ecological impacts of the proposal require further assessment from the County ecologist.

There is potential for significant adverse visual impacts on the landscape due to the proximity to the Northumberland Coast AONB. Further assessment would be required to understand whether the impacts could be mitigated to an acceptable level.

It is recommended that this site is progressed to the next stage of assessment for allocation in the Local Plan, but it is imperative that the potential issues identified can be mitigated to an acceptable level.

#### Conclusion:

Proceed to next stage of appraisal.

#### Key matters for a planning application to address:

- **Local amenity** - The site is in close proximity to the village of Longhoughton, where there are a high number of residential properties and other sensitive uses including a church, primary school and community centres.
- **The transport network** - The effects on the C80 (Denwick to Longhoughton road) and the surrounding highway network.
- **Public Rights of Way** - A footpath runs across part of the site.

- **Nature Conservation** - Longhoughton Quarry SSSI is adjacent to the site, within the existing quarry.
- **Cultural Heritage** - There are three archaeological sites to the south of the site.
- **Landscape** - The site is close to the Northumberland Coast AONB and the Northumberland Heritage Coast.

## Stage 2 Assessment – Completed proformas

### PUBLIC PROTECTION UNIT

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Noise.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Noise assessment to consider impact on Noise sensitive receptors.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
The extraction of hard stone at this site will require an Environmental permit under Environmental Permitting (England & Wales) Regulations 2016. This permit should be applied for and run concurrently with any future planning applications. The purpose of this permit is to control emissions to air (i.e. dust).	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
Yes. there is a waste operation adjacent to the site. Cumulative noise is a consideration.	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	

See 4 above
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
See 4 above As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Existing effects in relation to vehicular trip generation would be extended beyond the current permission but are already accepted on the network with the current permission on the basis that vehicular movements will not increase	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment considering the vehicle generation from the extended site, in particular whether there is an increase in vehicular traffic over the current permission. Due to the impacts through Denwick village, an increase in vehicular movements compared to the currently permission is unlikely to be acceptable.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	

Combination of effects if existing permission overlaps with extension of the current permitted extraction increasing the combined traffic flows from the site. These cumulative effects within Denwick village may not be acceptable in terms of the number of vehicular movements.
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
None

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No (but appropriate assessments and mitigation need to be carried out)	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<ul style="list-style-type: none"> <li>Existing lake which is planned to be drained as part of the extension proposals, in the middle of the site. Couple of smaller ponds to the south east of the lake alongside a track.</li> <li>Overland flow route outside of the site and into the lake flowing west to south east.</li> <li>Another flow route to the north drains the lake to the north east.</li> <li>A watercourse issues south east border along side station road eventually flowing through the village of Lesbury.</li> <li>Large settlement immediately downhill of area.</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	

Discharge rates leaving the development need to be monitored.
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
Not at this location
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Wherever possible storage of surface water needs to be undertaken and explored.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Lake to be restored and expanded if possible. Additional flood mitigation measures to provide protection to Longhoughton and Lesbury could be achieved on site.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ECOLOGY

Site appraisal conducted by:	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
There are records of a range of protected and priority species at the site. Avoidance/mitigation/compensation measures are likely to be required, depending on the results of survey work.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	



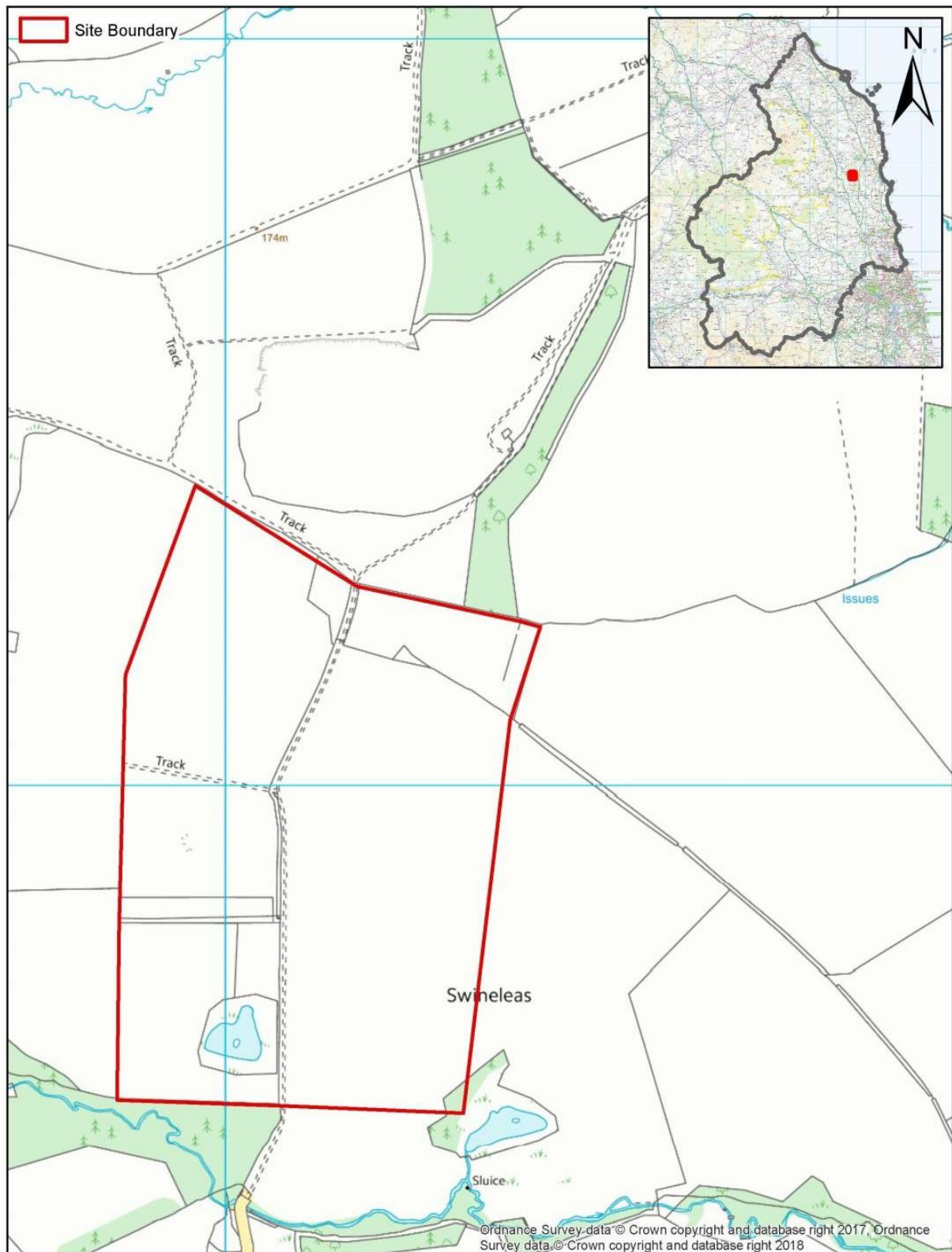
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
No
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin and limestone grassland.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
<p>No</p> <p><u>Introduction to historic environment</u></p> <p>The site is located in a wider archaeological landscape containing sites of prehistoric and later date.</p> <p>A recent programme of geophysical survey and trial trenching on the north-western part of the site revealed two linear stone walls, a stone-filled pit, and the remains of a ditch.</p> <p>The site is the subject of a current planning application (18/01285/CCMEIA), evaluation by geophysical survey and trial trenching has been requested but still needs to be carried out.</p>	

<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
Physical impact on previously unidentified archaeological remains
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
<p>The site is the subject of a current planning application (18/01285/CCMEIA). In order to establish the nature, extent, density and significance of the likely archaeological remains on this site and following an assessment, a programme of evaluation has been requested prior to the determination of any application including:</p> <ul style="list-style-type: none"> <li>• Geophysical survey</li> <li>• Trial trenching</li> </ul>
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
N/A
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
N/A
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
N/A
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
N/A
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
N/A

## Shiel Dykes



## Site details

<b>Site name:</b>	Shiel Dykes
<b>Site location / address:</b>	North of Newton on the Moor (NU 150 069)
<b>Mineral type:</b>	Crushed rock (Whinstone)
<b>Potential yield:</b>	3,000,000 tonnes
<b>Site area (hectares):</b>	36.6
<b>New site or extension:</b>	New site
<b>Additional information provided with submission:</b>	Access to the site would be gained directly off the A1 (T) road via the entrance to the former landfill and Civic Amenity Site.

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Site promoted by landowner (Northumberland Estates).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is Shiel Dykes Farm, approx 300m south of the site. Other dwellings around the site include Freemans Hill (1.1 km north of the site), Snipe House Farm and Cottages (1.4 km north of the site), Newton Lowsteads Farm (1.6 km south-east of the site) and Newton Greens Farm (1.9 km south of the site).
	Proximity to other sensitive land uses	✓✓	

Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	Access via unclassified road leading directly from A1.
	Suitability of local road access	✓✓	Roads previously used for the former landfill and civic amenity site.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National	✓✓	

	Park		
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Lowland Rolling Farmland - Longframlington Landscape Character Area, which has low sensitivity to hard rock extraction.
<p><b>Summary of key issues / constraints:</b></p> <p>This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with this site.</p> <p>The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for part of the site to be restored to agricultural use.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, particularly Shiel Dykes Farm to the south. However, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p><b>Conclusion:</b></p> <p>Proceed to next stage of appraisal.</p>			
<p><b>Key matters for a planning application to address:</b></p> <ul style="list-style-type: none"> <li>• <b>Local amenity</b> - There are residential dwellings in the vicinity of the site.</li> <li>• <b>The transport network</b> - The effects on the A1 and in particular the access to the site.</li> </ul>			

#### Stage 2 Assessment – Completed proformas

#### **PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<p><b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b></p>	
No	

<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
Noise
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
Noise assessment to consider impact on nearest noise sensitive receptors. Investigation of Private Water supplies in the area to ensure that there will be no impact on existing supplies or infrastructure. Shiel Dykes is on a PWS.
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
The extraction of hard stone at this site will require an Environmental permit under Environmental Permitting (England & Wales) Regulations 2016. This permit should be applied for and run concurrently with any future planning applications. The purpose of this permit is to control emissions to air (i.e. dust).
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
See 4 above. With regards to Utilities and Amenity there should be some consideration made of private water supplies and its associated infrastructure
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
See 4 above As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Additional traffic movements on the network. The site is to be accessed via the A1, which forms part of the Strategic Highway Network under the responsibility of Highways England on behalf of the Secretary of State. As such Highways Development Management have limited control over the impacts. Access from other points to the local highway network would not be acceptable.	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Transport Assessment, scope to be agreed with Highways England as impacts will occur on strategic highway network.	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
To be agreed with Highways England as access to be taken from A1, however junction improvements are likely including the potential for acceleration and decelerations lanes to be provided and the gap in the central reservation to be closed. This would potentially re-route traffic to the A1068 junction at Alnwick, to which the local highway authority would wish to be consulted upon and may have concerns over. There would also be potential concerns for traffic wanting to access from the north and where they would have to turn to access the site.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
None	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
Subject to approval of Highways England, likely to be junction improvements required on the A1 as set out in Question 4 and potential local road network improvement to facilitate	



U-turning traffic.
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
None
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
Site proposals shall be considered by Highways England prior to being allocated.

#### LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Nothing considerable. <ul style="list-style-type: none"> <li>• Pond to south east outside the boundary with small overland flow leading to it.</li> <li>• Watercourse to the west flowing south and Newton Burn flowing to the east.</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b> <ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	

<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ECOLOGY

<b>Site appraisal conducted by:</b>	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Unlikely to be significant effects based on available information	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	

<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin grassland.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
<p>No</p> <p><u>Introduction to historic environment</u></p> <p>The site is located in a wider archaeological landscape containing sites of prehistoric and later date.</p> <p>There are historical records relating to the site of Swineleas deserted medieval village to the immediate east of the proposed mineral site but the location and extent of the settlement have not been established by archaeological investigation. Associated remains could extend into the site</p>	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Physical impact on previously unidentified archaeological remains	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
<p>In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:</p> <ul style="list-style-type: none"> <li>• Desk-based assessment</li> <li>• Geophysical survey</li> <li>• Trial trenching</li> </ul>	

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

N/A

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

**Particular thought should be given to:**

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

N/A

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

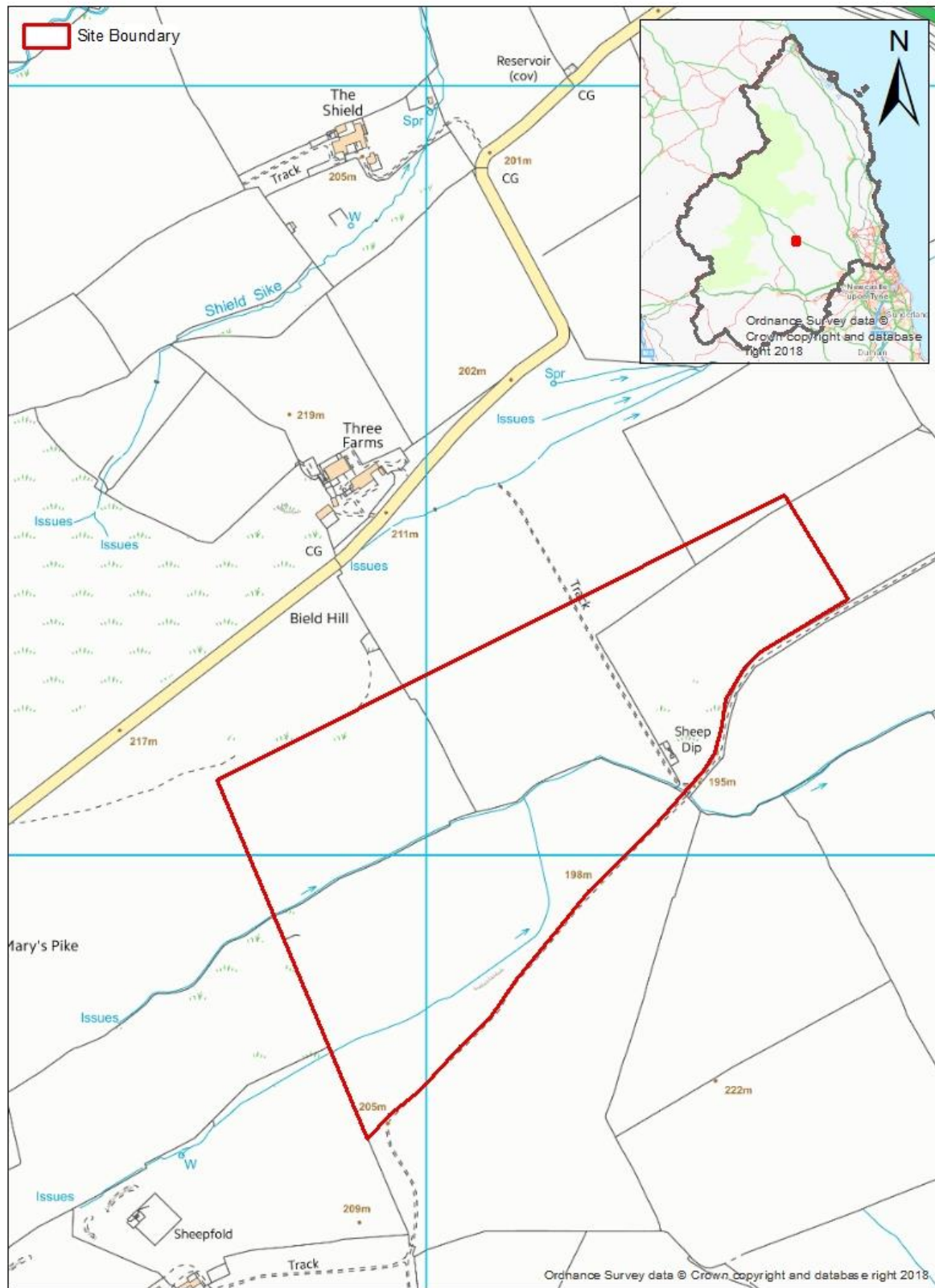
**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

N/A

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A

## Northside



## Site details

<b>Site name:</b>	Northside
<b>Site location / address:</b>	South East of Kirkwhlelington
<b>Mineral type:</b>	Crushed Rock (Whinstone)
<b>Potential yield:</b>	4,000,000 tonnes (250,000 tonnes per annum)
<b>Site area (hectares):</b>	28
<b>New site or extension:</b>	New site
<b>Additional information provided with submission:</b>	The proposed access is via the unclassified road off the A696, approximately 1km to the south east of Kirkwhelpington.

## Stage 1 Assessment Site Appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Land owner agreement
	Operator interest / no operator	✓✓	Site promoted by North East Concrete
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is Three Farms approx 260m to the north of site. Other dwellings within the vicinity are Northside approx 300m to the south west and The Shield 625m to the north. The village of Kirkwhelpington lies approx 850m to the north east.
	Proximity to other sensitive land uses	✓✓	St Bartholomew's Church, Kirkwhelpington is approx 1km north of the site.
Green Belt	Within Green Belt Impact on openness	✓✓	Not within the Green Belt

		✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	The site contains Grade 3 and 4 Agricultural land.
Transportation and accessibility	Access to the core road network	✓	Close to A696. Access via an unclassified road.
	Suitability of local road access	x	The junction of the A696 and the unclassified road proposed for site access, and the unclassified road itself appear unsuitable for HGV traffic. Mitigation would be required.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	A Public Bridleway, which is part of St Oswalds Way long distance walking route crosses the site and joins a Public Byway that runs along part of the southern boundary of the site.  A public footpath (FP16) runs through the site. It may be possible to divert the route of the footpath around the site.
	Impact on Right of Way	xx	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	Kirkwhelpington village Conservation Area is approx 800m to the north east of the site.
Water environment	Flood Zone	✓	The site is within Flood Zone 1, which is compatible with sand and gravel extraction.

	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The south western part of the site is within the Buteland and Colt Crag Landscape Character Area, and the north eastern part of the site is within the Ingoe Moor Landscape Character Area. Both areas are assessed as having low sensitivity to hard rock extraction.
<b>Summary of key issues / constraints:</b>  This site contains a significant reserve of hard rock (Whinstone).  One of the potential issues identified is the access road from the A696, and the junction of the two roads, which are likely to need improvements to serve the HGV traffic associated with a quarry.  Another potential issue is that the St Oswalds way long distance walking route borders and crosses the site. Further investigation is necessary to determine whether the site can be worked with appropriate separation distances from the route, or whether the route can be diverted.  As the issues do not appear to be insurmountable based on best practice and mitigation measures it is recommended that the site is taken forward for further assessment for allocation in the Local Plan.			
<b>Conclusion:</b>  Take forward for allocation subject to further assessment.			

#### Stage 2 Assessment – Completed proformas

#### **PUBLIC PROTECTION UNIT**

<b>Site appraisal conducted by:</b>	Principal Environmental Health Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	



<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
Noise.
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
Noise assessment to consider the impact on the nearest noise sensitive receptors.
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
The extraction of hard stone at this site will require an Environmental permit under Environmental Permitting (England & Wales) Regulations 2016. This permit should be applied for and run concurrently with any future planning applications. The purpose of this permit is to control emissions to air (i.e. dust).
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
See 4 above
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
No
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
See 4 above As part of this consultation it would be useful to include an estimate of the likely duration / lifetime of the proposed extraction.

## HIGHWAYS DEVELOPMENT MANAGEMENT

<b>Site appraisal conducted by:</b>	Highways Development Management Officer
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for</b>	

<b>aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>
No, subject to suitable access being gained
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>
Increase in traffic on local highway network and requirement for either localised road widening or dedicated new access to the A696.
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>
Transport Assessment and details as to how the site is to be accessed for two-way HGV movements from the A696
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>
Details of how the site will be accessed from the A696. The existing highway past Three Farms will require significant work in order to make it suitable for two-way HGV traffic to access the site from the A696. There are three cattle grids, unfenced single carriageway sections and 90 degree bends that are not suitable for HGVs and will need to be mitigated. Alternatively, a completely new, private access to the A696 could be provided, subject to suitable junction separation and visibility (vertical and horizontal) being provided at a new junction with the A696.
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>
No
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>
Details of access proposals as previously described in question 4
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Removal or significant scaling down of the new private access road and junction with A696 should this option be used to access the site.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>

Significant access issues to overcome in relation to HGV access to the site. Early dialogue with the Highway Authority is recommended to ensure that access can be safely made to the site. The St Oswald's Way runs close to the site and along part of the section of road to Three Farms that would need to be widened if this access route is used. Consideration of pedestrian users will need to be included in the design of the widened route.

## LEAD LOCAL FLOOD AUTHORITY

<b>Site appraisal conducted by:</b>	Senior Sustainable Drainage Officer
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<ul style="list-style-type: none"> <li>• 2 watercourses issue outside of the site, flow through the site with the confluence in the middle of the site which flows easterly to the river Wansbeck.</li> <li>• Additionally there is a well on the southern watercourse outside the site.</li> </ul>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Flood Risk Assessment and Drainage Strategy	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
Mitigation work to ensure flows pass around the development unimpeded and not increasing the risk of flooding elsewhere.	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	
No	

<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Watercourses to be restored, possibly improved to provide enhanced flood alleviation for downstream areas.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ECOLOGY

<b>Site appraisal conducted by:</b>	County Ecologist
<b>1. Based on the information available, and with reference to you area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
No	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
Unlikely to be significant effects based on available information	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
Ecological impact assessment	
<b>4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?</b>	
No	
<b>5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact. Particular thought should be given to:</b>	
<ul style="list-style-type: none"> <li>- The combination of effects from an individual site;</li> <li>- The combination of effects from one or more sites in a locality; and</li> <li>- The effects over an extended period of time either from an individual site, or a number of sites in a locality.</li> </ul>	
No	
<b>6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?</b>	

No
<b>7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?</b>
Yes - a net gain in the ecological value of the site should be a policy requirement, especially through the creation of whin grassland.
<b>8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?</b>
No

## CONSERVATION - ARCHAEOLOGY & HISTORIC BUILT ENVIRONMENT

<b>Site appraisal conducted by:</b>	County Archaeologist
<b>1. Based on the information available, and with reference to your area of expertise, are there any reasons that you would recommend that the site is not allocated for aggregate minerals extraction? If yes, please explain clearly the factors that support your view.</b>	
<p>No</p> <p><u>Introduction to the historic environment</u></p> <p>Kirkwhelpington village Conservation Area is approx 800m to the north east of the site. Kirkharle Grade II Registered Park and Garden is located c.1.3km to the east and the scheduled monument of West Whelpington Crag deserted village is located c.1.3km to the north-west.</p> <p>The site is located in a wider archaeological landscape containing sites of prehistoric and later date.</p>	
<b>2. Based on the information available, what are the main potential effects likely to be associated with development of the site for minerals extraction?</b>	
<p>Visual impact on the setting of the various designated heritage assets in the wider area.</p> <p>Physical impact on previously unidentified archaeological remains</p>	
<b>3. In the event of a planning application being submitted for development of the site for mineral extraction, what information would you ask for in order to determine the likely scale of the effects identified under question 2?</b>	
<p>In order to establish the nature, extent, density and significance of the archaeological remains on this site, a programme of assessment will be required prior to the determination of the planning application. This assessment will need to include:</p> <ul style="list-style-type: none"> <li>• Desk-based assessment</li> <li>• Assessment of the visual impact of the proposed development on the setting of the various designated heritage assets in the wider area</li> <li>• Geophysical survey</li> <li>• Trial trenching</li> </ul>	

**4. Based on the information available, are there any measures, that could be included as a policy requirement which are necessary to make the development acceptable/ mitigate its likely effects?**

N/A

**5. With regards to existing minerals extraction sites, and other sites proposed to be allocated, do you have concerns about the potential for cumulative impact.**

**Particular thought should be given to:**

- The combination of effects from an individual site;
- The combination of effects from one or more sites in a locality; and
- The effects over an extended period of time either from an individual site, or a number of sites in a locality.

N/A

**6. Based on the information available, and with reference to your area of expertise, are there opportunities, with respect to the development or operation of the site, which could be identified as policy requirements?**

N/A

**7. Based on the information available, are there any opportunities, with respect to the restoration of the site, which could be identified as policy requirement?**

The restoration plans will need to consider the potential visual impact on the setting of the designated heritage assets in the wider area

**8. Do you have any other comments on the proposed allocation of the site for sand and gravel/hard rock extraction?**

N/A





**Planning Policy**

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