



Northumberland
County Council

**Northumberland Local Plan
Site appraisals for aggregate minerals**

June 2018

Contents

1. Introduction.....	1
2. Need for aggregate minerals	2
3. Site nomination process	5
4. Approach to site appraisal	8
5. Site appraisals.....	9
6. Selection of sites for allocation	88
Appendix A - List of nominated sites for assessment.....	94
Appendix B - Mineral site appraisal framework.....	98
Appendix C - Copy of matrix for site appraisals	102

1. Introduction

1.1 Northumberland County Council is currently preparing a new Local Plan for the County, which will guide future development and planning decisions up to 2036. The Local Plan will cover 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 sites/areas that have been considered as allocations for aggregate minerals in the emerging Local Plan in order to meet the identified needs for aggregate minerals. This report also provides background on why allocations are needed, the 'call for sites' process and the assessment of the sites put forward for consideration.

2. Need for aggregate minerals

2.1 National planning policy relating to aggregate minerals is contained in the NPPF with Paragraph 145 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). The most recently published LAA¹ is based on sales and reserves information from 2016. For Northumberland, the LAA forecasts an annual demand of 428,000 tonnes of sand and gravel and 1,451,000 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 14.1 years of provision from the end of 2016. As summarised in the table below, 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.

¹ Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (April 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 2016	6,045,000 tonnes
Annual demand forecast in LAA	428,000 tonnes
Demand from 2017 to 2036	8,560,000 tonnes
Landbank	14.1 years
Balance between supply and demand to 2036	-2,515,000 tonnes
Balance to maintain landbank of at least 7 years in 2036	-5,511,000 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 57.1 years of provision from the end of 2016. As summarised in the table below, 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 where their 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 2016	82,917,000 tonnes
Annual demand forecast in LAA	1,451,000 tonnes
Demand from 2017 to 2036	29,020,000 tonnes
Landbank	57.1 years
Balance between supply and demand to 2036	+53,897,000 tonnes
Balance to maintain landbank of at least 10 years in 2036	+64,054,000 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 Local Plan to seek to understand whether suitable land could be allocated for the extraction of crushed rock and sand and gravel for aggregate uses.

3. Site nomination process

3.1 In light of the initial assessments of need discussed in Chapter 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 permission² or the proposer no longer wants the proposed site to be considered.

Information submitted for each nominated site

3.3 The information listed below was requested to be provided with each submission.

- 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

² 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:

- 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:

- 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 Chapter 5 of this report sets out the appraisal of each of these sites against a range of criteria.

4. Approach to site appraisal

Assessment framework for site assessments

4.1 Stage 1 of the site appraisal process consisted of an initial desktop assessment of the nominated sites against a range of criteria.

4.2 The matters that this part of the appraisal process looked at include:

- 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 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

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.

5. Site appraisals

5.1 This section of the report sets out the appraisal matrices for both the nominated sand and gravel and crushed rock sites. The first part of this section sets out the sand and gravel sites and the second part sets out the sites for crushed rock.

Sand and gravel sites

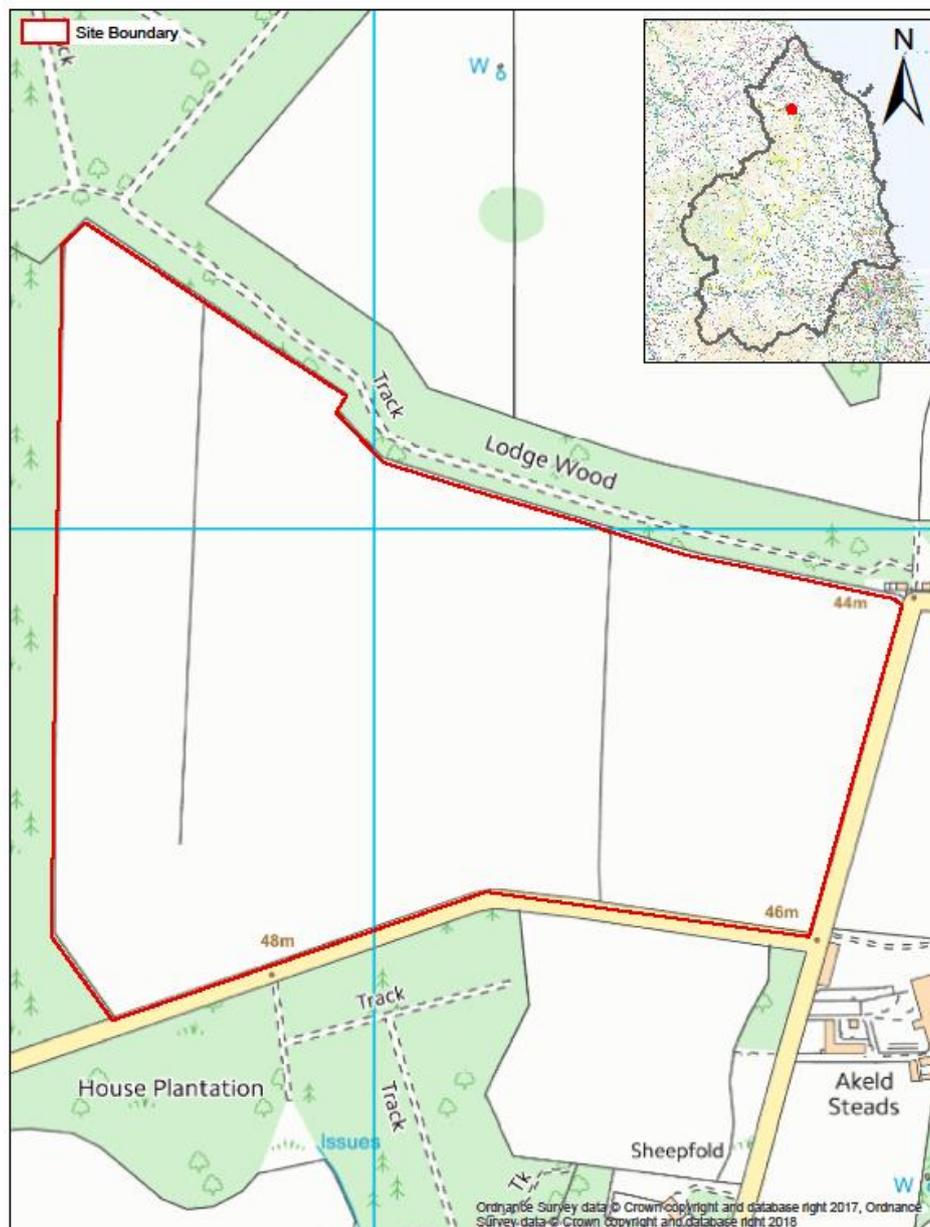
5.2 Appraisal matrices for the following sites are set out below:

- Akeld Steads
- Anick Grange Haugh
- Chipchase Strother
- Horsdon (also crushed rock on same site)
- Ingram Haugh
- Mains Hill
- Ridley Hall
- Wooperton

Site appraisal matrix for: Akeld Steads

Site details

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

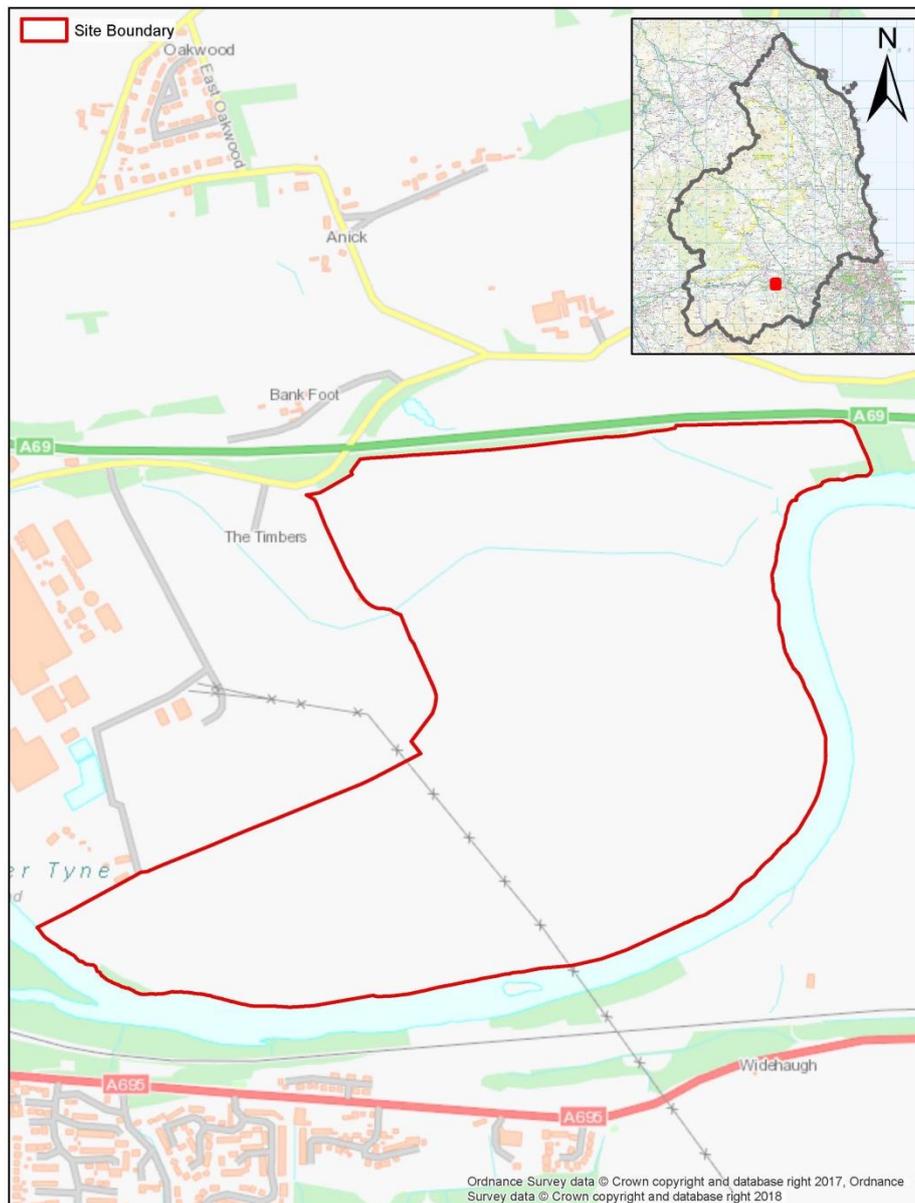
	facilities or facilities for transport by water		
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated 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>Summary of key issues / constraints:</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>Conclusion:</p> <p>Proceed to next stage of appraisal.</p>			

Site appraisal matrix for: Anick Grange Haugh

Site details

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



Site appraisal

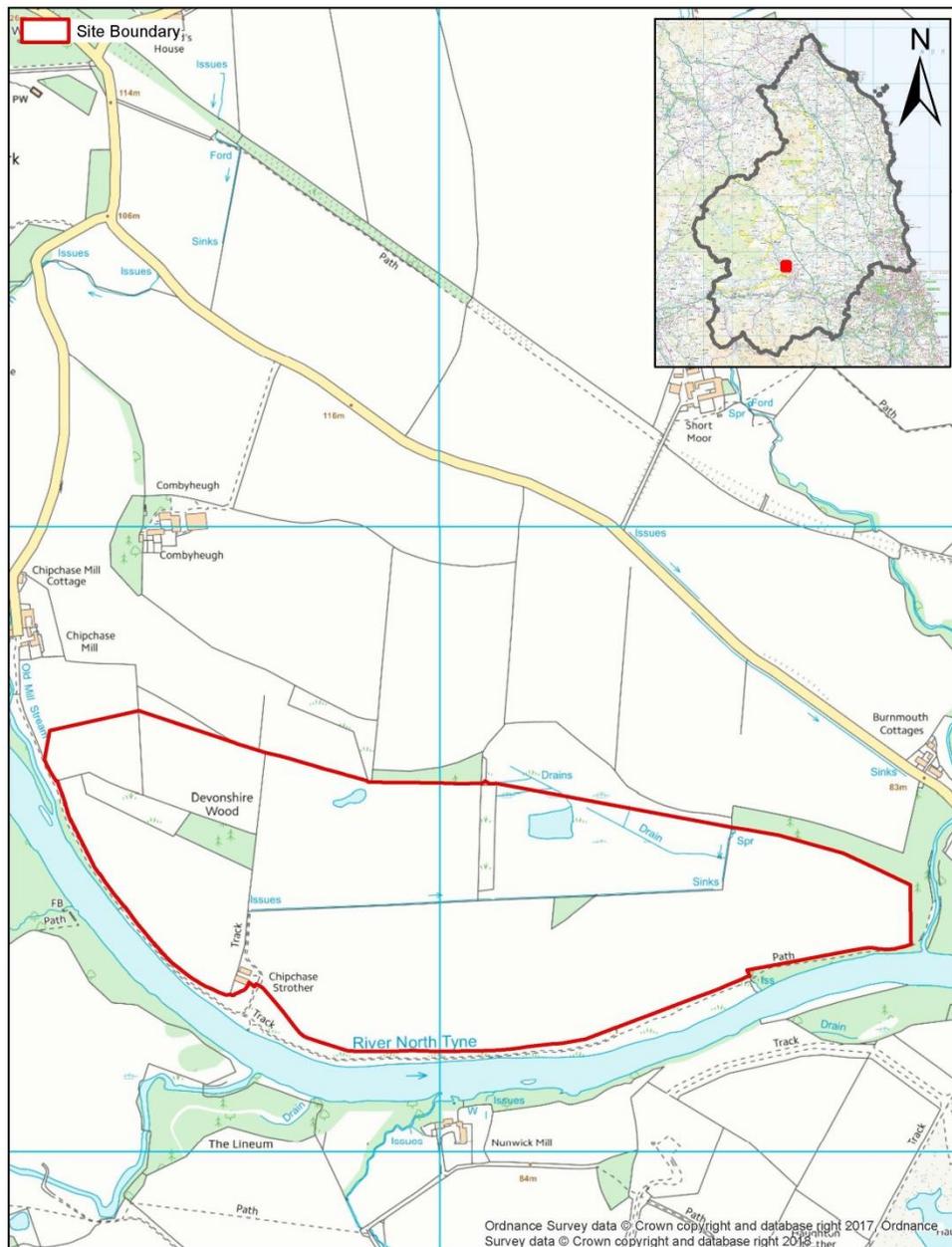
Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Long-term option agreed with operator.
	Operator interest / no operator	✓✓	Thompsons of Prudhoe have option to work area of land.
Land use	Conflict with other current land uses	✓✓	Adjacent 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	✓✓	
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.
Summary of key issues / constraints:			
<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>			
Conclusion:			
Proceed to next stage of appraisal.			

Site appraisal matrix for: Chipchase Strother

Site details

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



Site appraisal

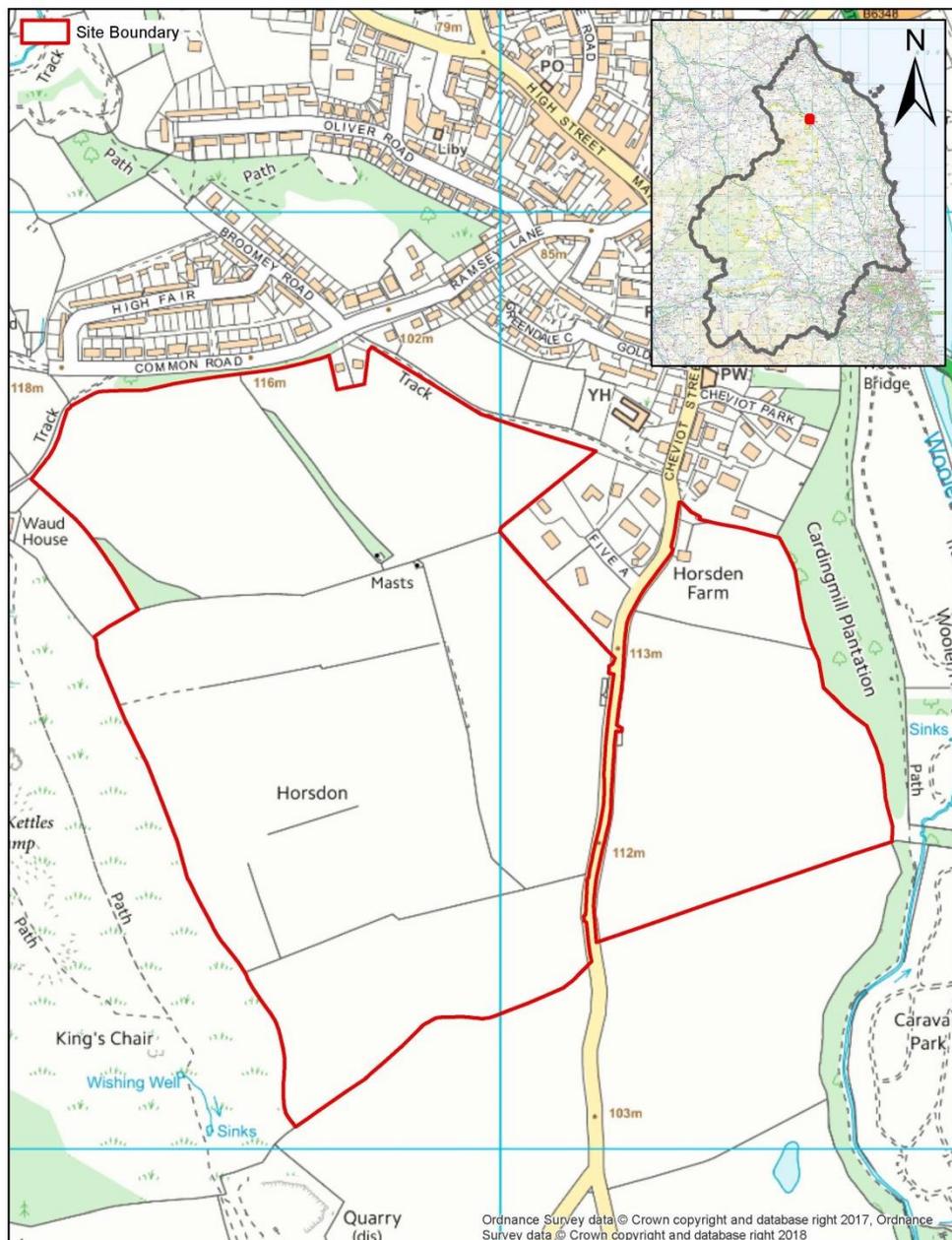
Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowners (J Elkington, C Beaumont and Wriggley Trustees).
	Operator interest / no operator	x	Unknown.
Land use	Conflict with other current land uses	✓✓	Currently in agricultural 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.
Summary of key issues / constraints:			
<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 assess issues with this site, it is recommended that the site is not progressed for further assessment.</p>			
Conclusion:			
Do not take forward for further assessment.			

Site appraisal matrix for: Horsdon

Site details

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

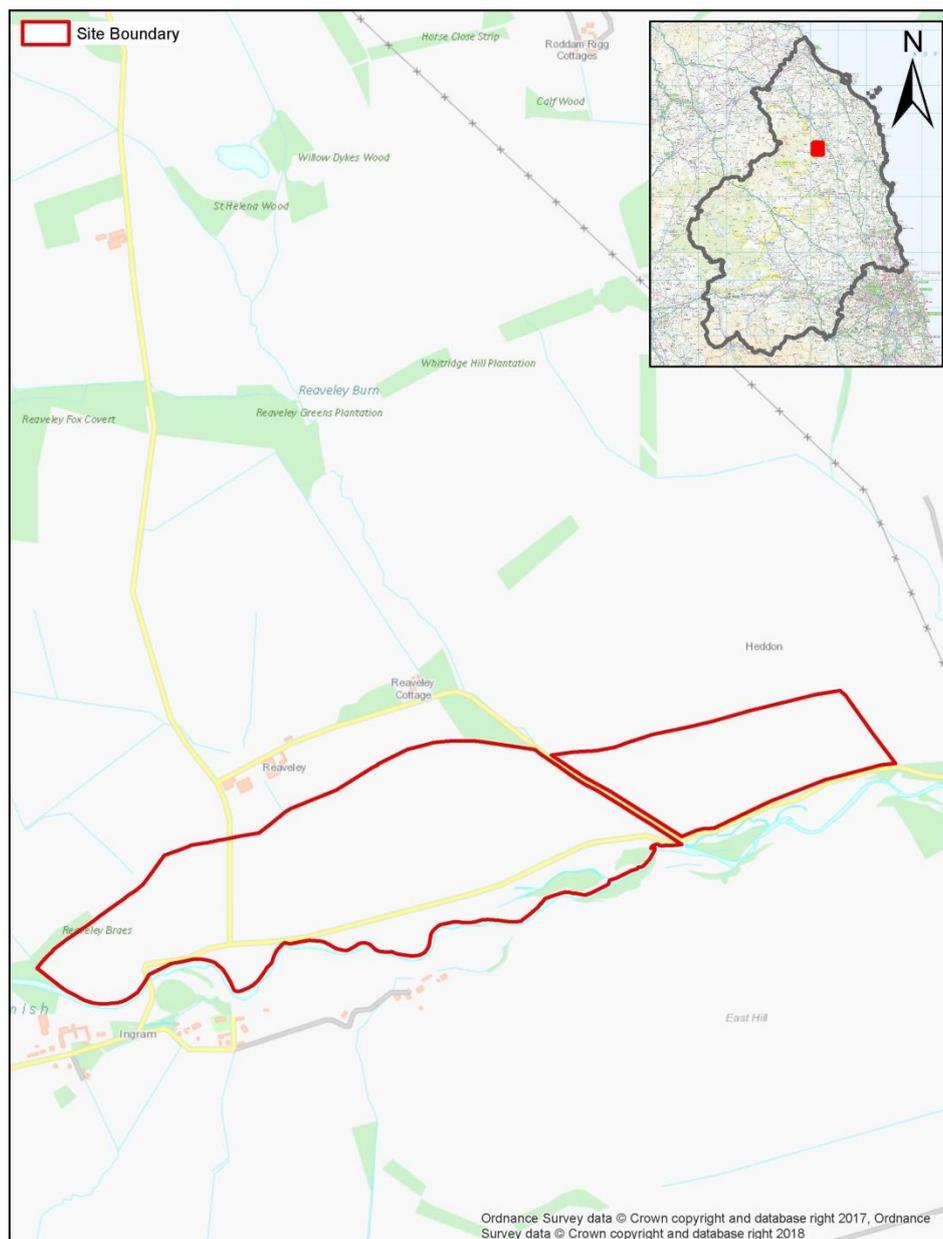
Conclusion:

Do not take forward for further assessment.

Site appraisal matrix for: Ingram Haugh

Site details

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

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

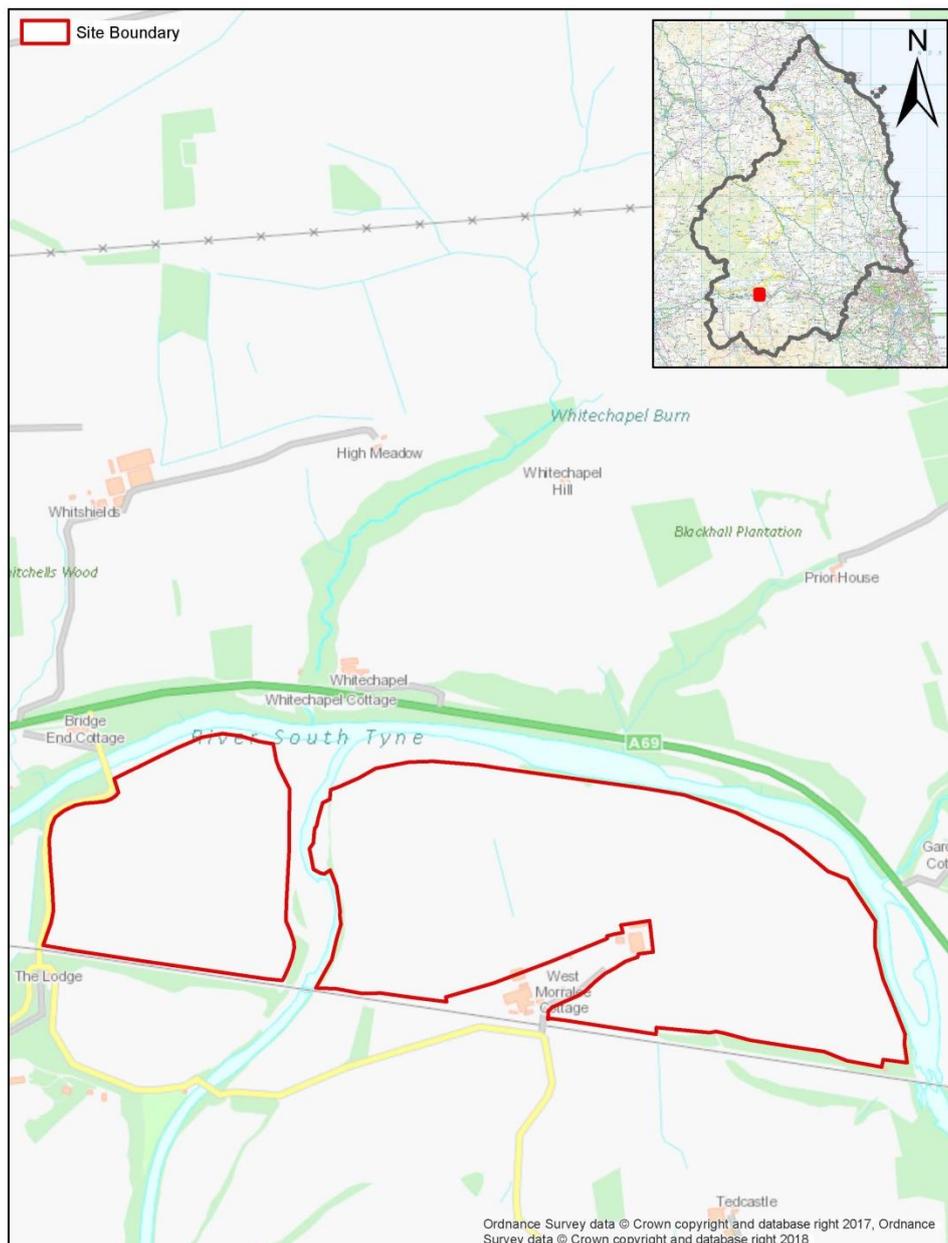
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international 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>Summary of key issues / constraints:</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>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site appraisal matrix for: Ridley Hall

Site details

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

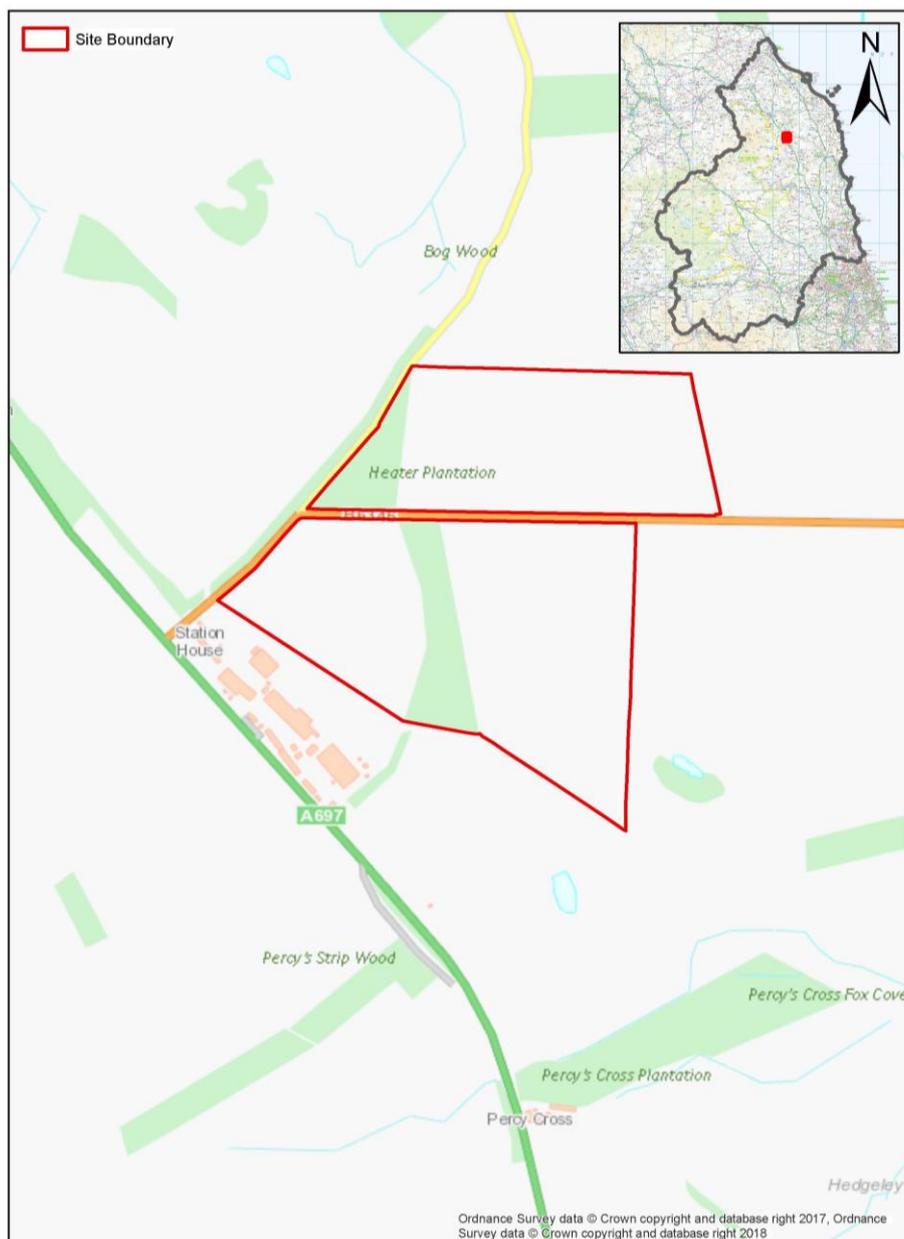
Conclusion:

Do not take forward for further assessment.

Site appraisal matrix for: Wooperton Quarry

Site details

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

Crushed rock sites

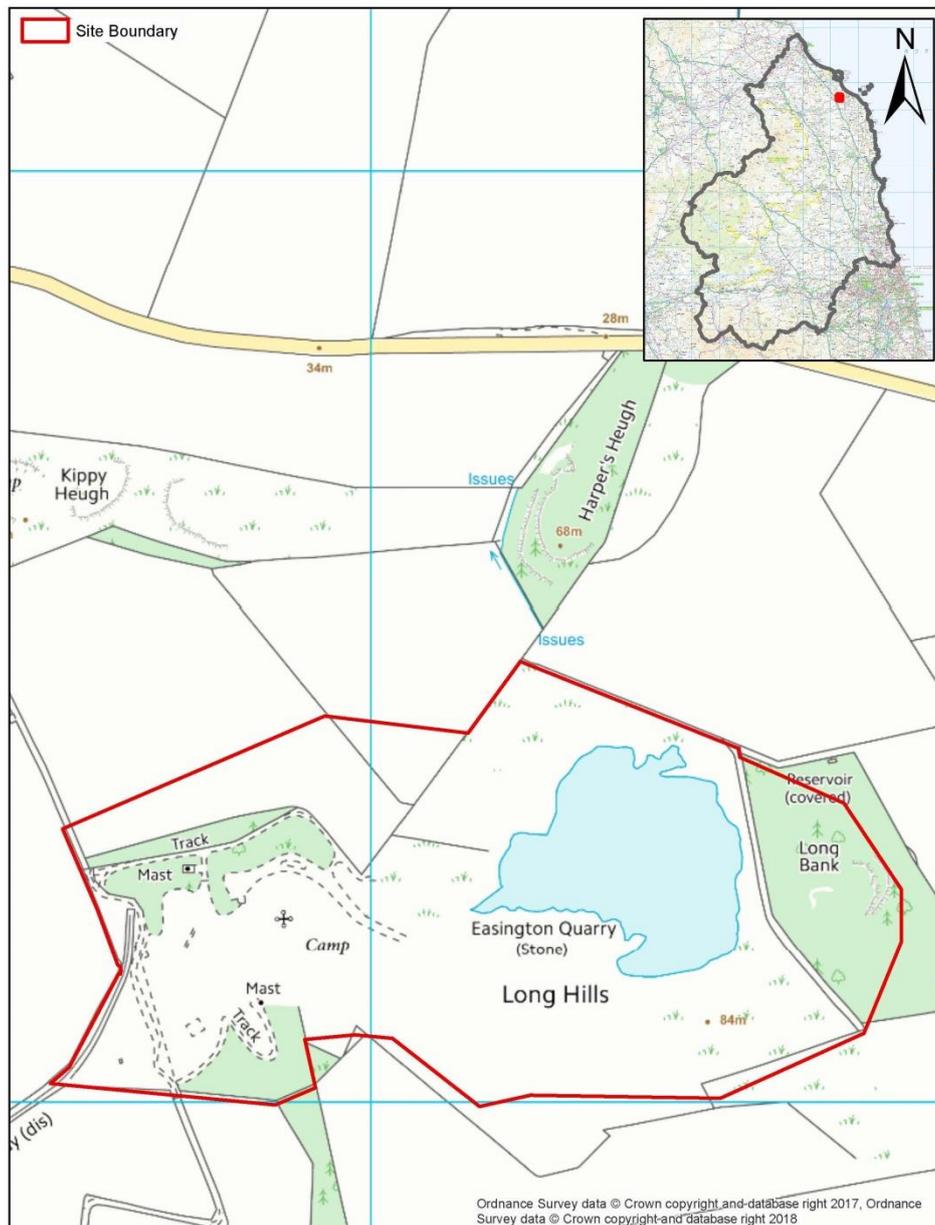
5.3 Appraisal matrices for the following sites are set out below:

- Belford (Easington Crag) Quarry
- Capheaton
- Divethill (East)
- Divethill (North)
- Ewesley
- Lane House Farm
- Longhoughton (Submission)
- Longhoughton (Planning Application)
- Mootlaw
- Shiel Dykes

Site appraisal matrix for: Belford (Easington) Quarry

Site details

Site name:	Belford (Easington) Quarry Extension
Site location / address:	East of Belford (NU 129 342)
Mineral type:	Crushed rock (Whinstone)
Potential yield:	5,000,000 tonnes
Site area (hectares):	30
New site or extension:	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 openess	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	Grade 3. Natural England have advised that site has a high likelihood of being best and most versatile agricultural land.
Transportation and accessibility	Access to the core road network	✓✓	Road access to the site is from the B1342 road. The A1 to the

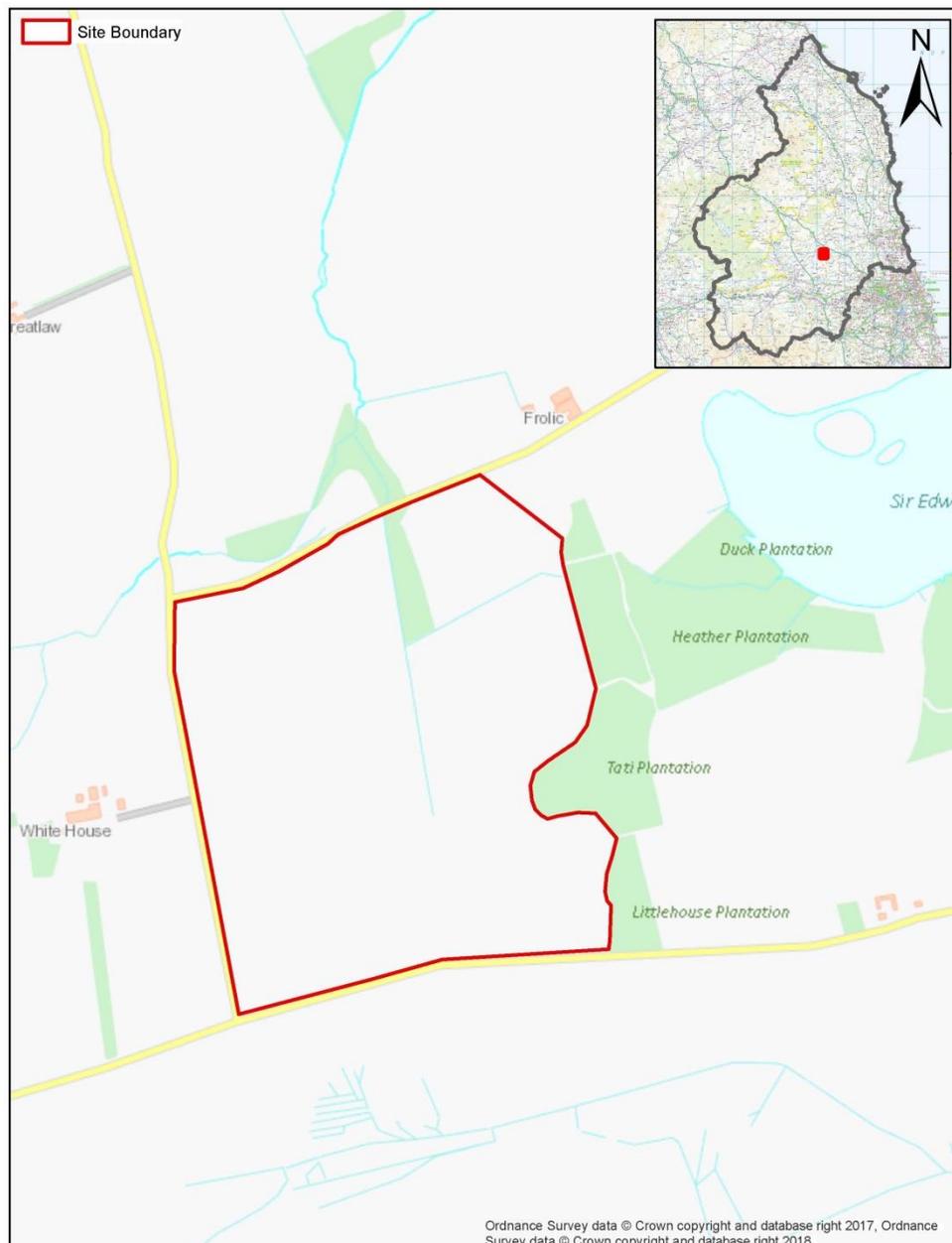
			west can be accessed via the B1342 Station Road crossing the East Coast railway line using a level crossing.
	Suitability of local road access	✓✓	The local roads are already used to access the existing quarry.
	Access to rail facilities or facilities for transport by water	✓✓	The site has access to a 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>Summary of key issues / constraints:</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>Conclusion:</p> <p>Proceed to next stage of appraisal.</p>		

Site appraisal matrix for: Capheaton

Site details

Site name:	Capheaton
Site location / address:	Land south west of Capheaton (NZ 023 794)
Mineral type:	Crushed rock (Carboniferous limestone)
Potential yield:	3,000,000 tonnes (100,000 tonnes per annum)
Site area (hectares):	50
New site or extension:	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.
<p>Summary of key issues / constraints:</p> <p>This site contains Carboniferous limestone, which the proposer states there is demand for with only limited extraction of this resource in Northumberland currently.</p> <p>The suitability of the local road network to accommodate HGV movements is a key concern.</p>			

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.

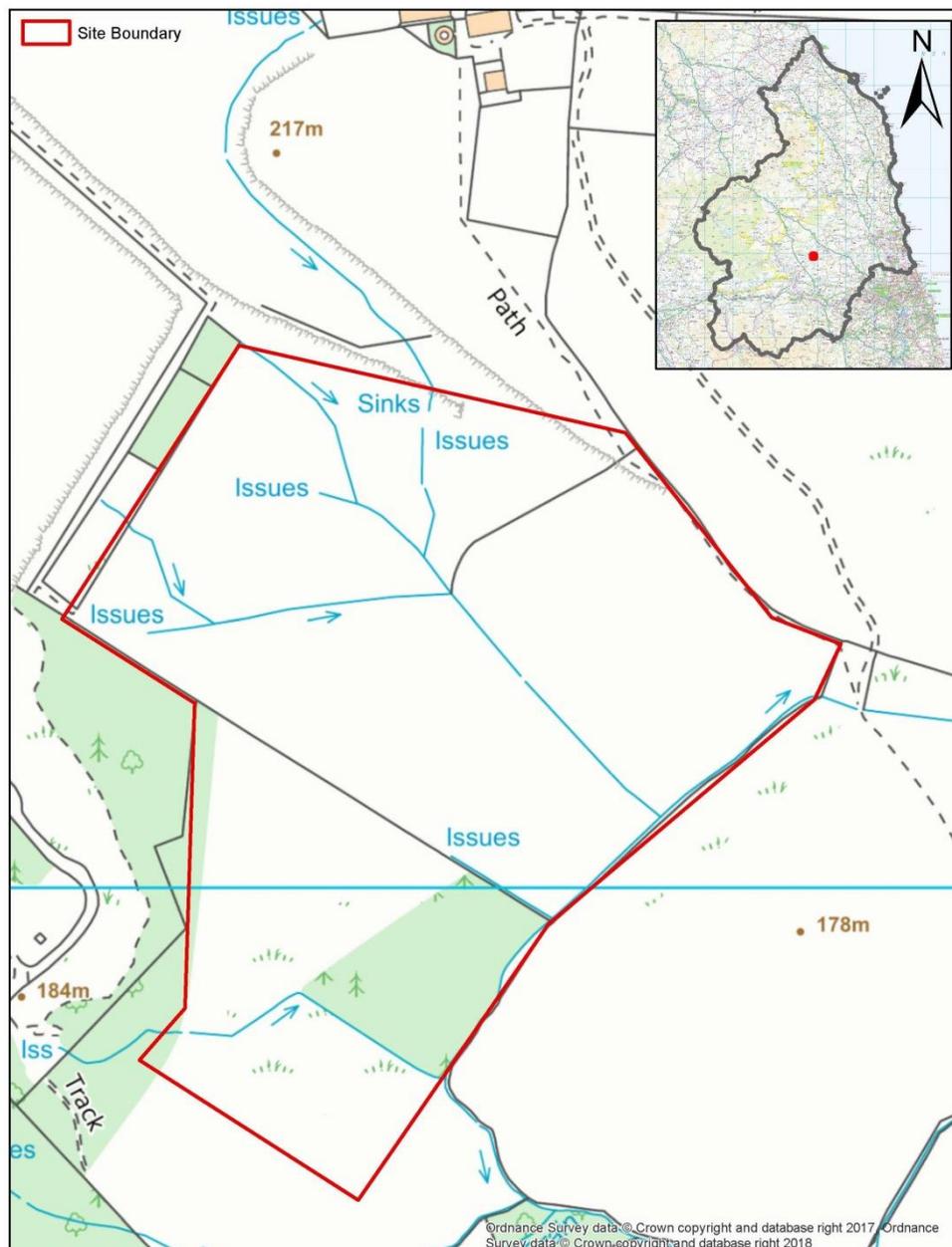
Conclusion:

Do not take forward for further assessment

Site appraisal matrix for: Divethill Quarry (east extension)

Site details

Site name:	Divethill Quarry (East extension)
Site location / address:	East of Divethill Quarry, Capheaton (NY 984 791)
Mineral type:	Crushed rock (Whinstone)
Potential yield:	4,500,000 tonnes (300,000 tonnes per annum over 15 years)
Site area (hectares):	15.6
New site or extension:	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"> - Little Bavington approx 500m to the south east; - Homilton Farm, approx 600m to the south west; - Bavington Hall approx 600m to the south east; - Bavington Mount approx 850m 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	Access to the core	✓✓	The site is approx 4.5km from

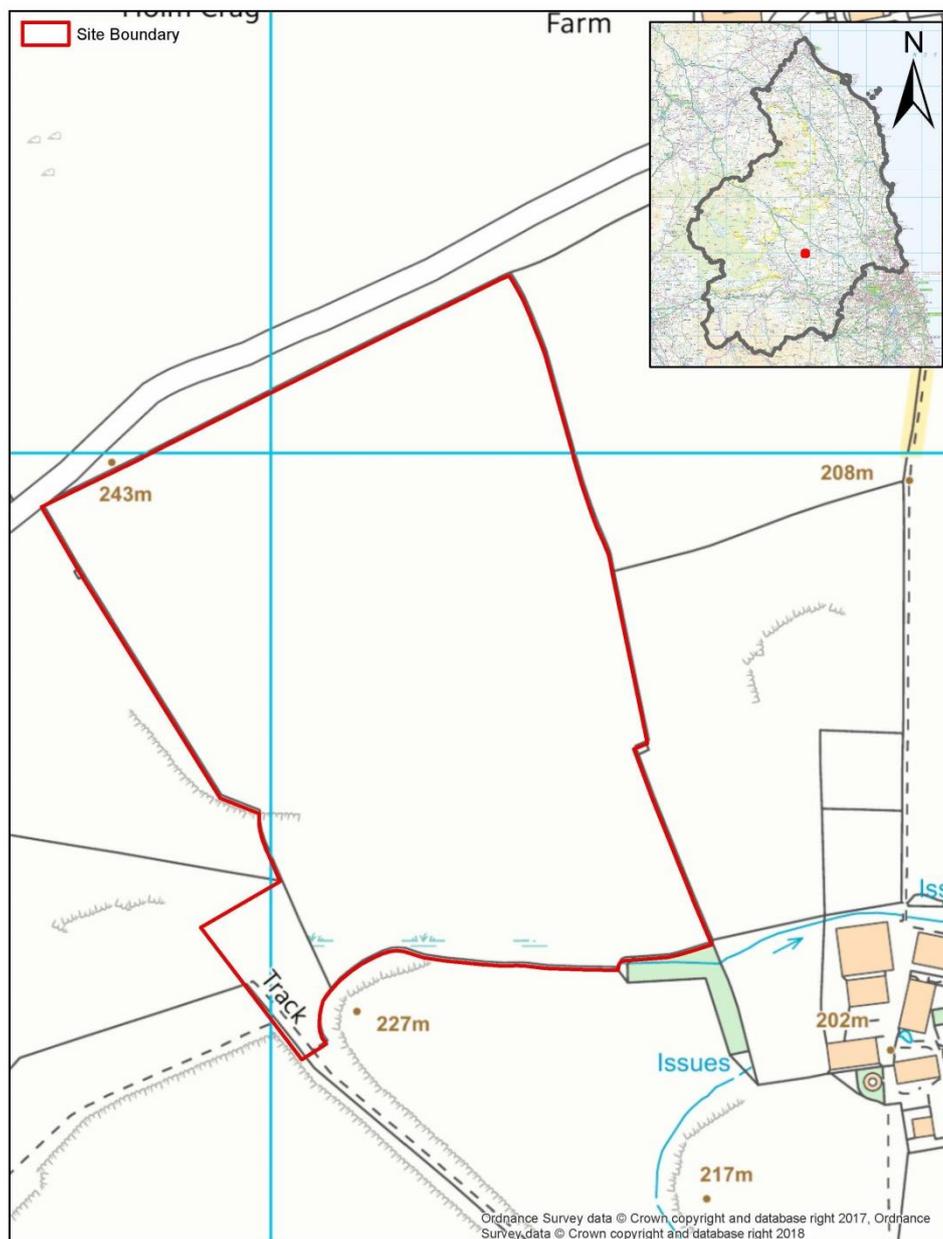
accessibility	road network		the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport 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	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. 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 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>Summary of key issues / constraints:</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>Conclusion:</p> <p>Proceed to next stage of appraisal.</p>			

Site appraisal matrix for: Divethill Quarry (north extension)

Site details

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

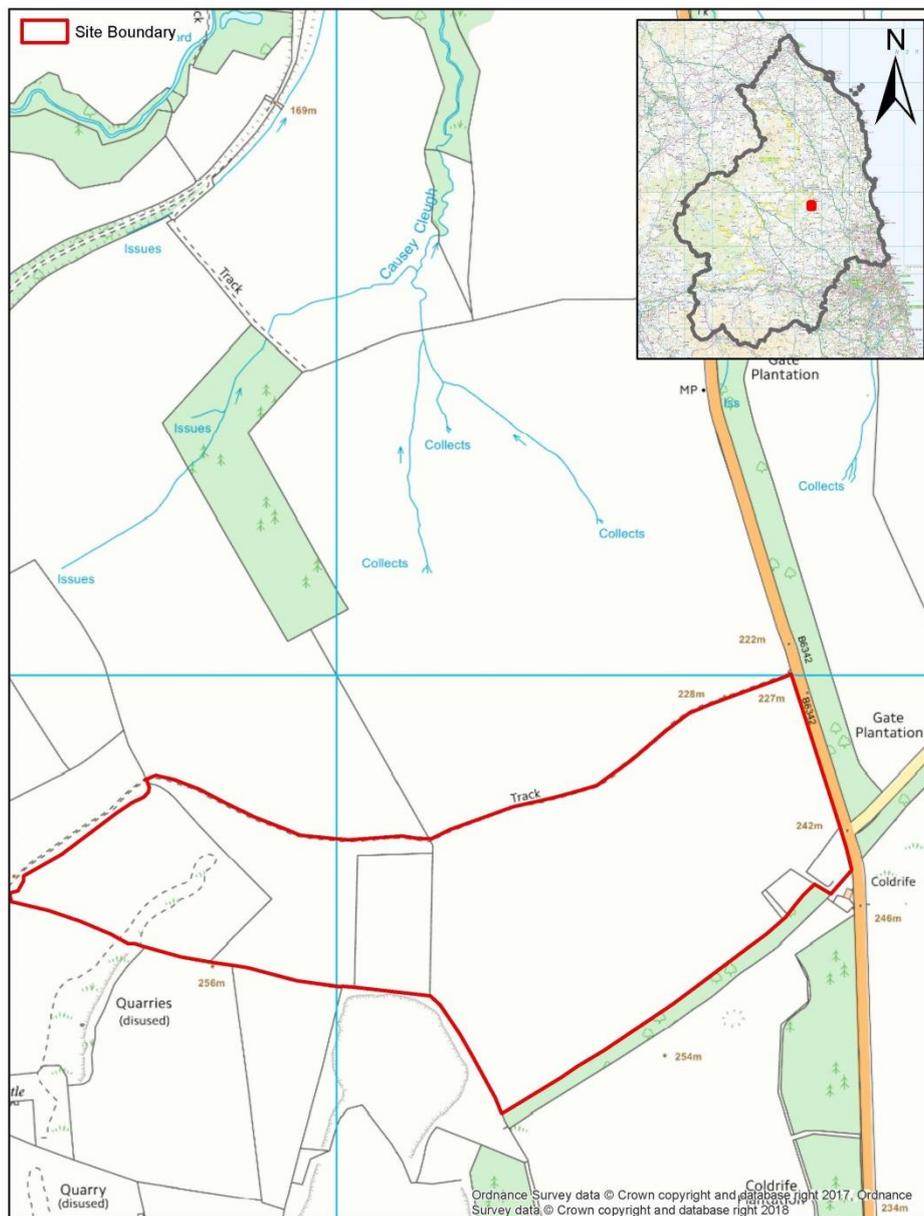
			HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international 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	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.
<p>Summary of key issues / constraints:</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>Conclusion:</p> <p>Proceed to next stage of appraisal.</p>			

Site appraisal matrix for: Ewesley

Site details

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

Summary of key issues / constraints:

This site contains an unknown reserve of hard rock and the initial assessment has identified a major issue with the site.

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.

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.

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

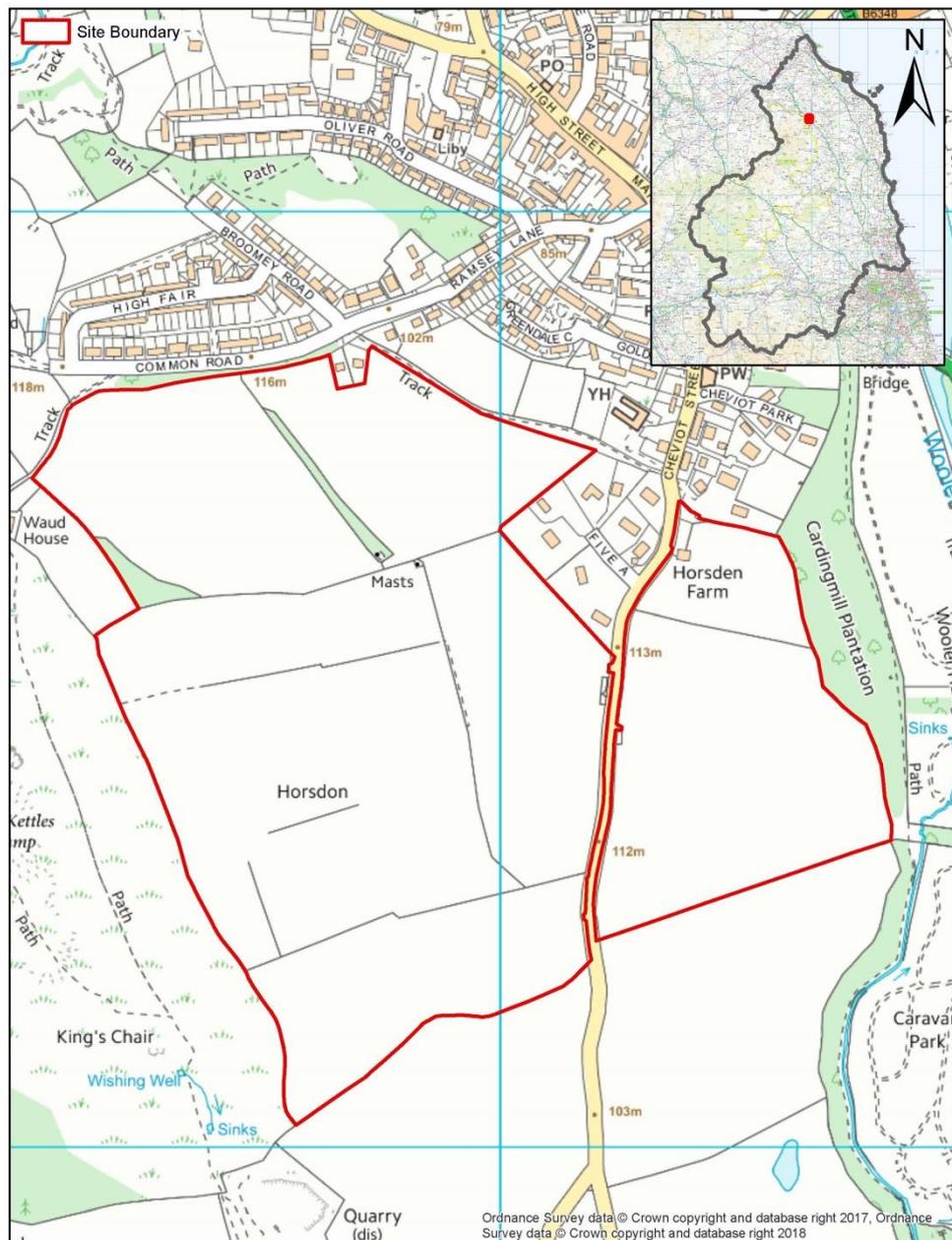
Conclusion:

Do not take forward for further assessment

Site appraisal matrix for: Horsdon

Site details

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

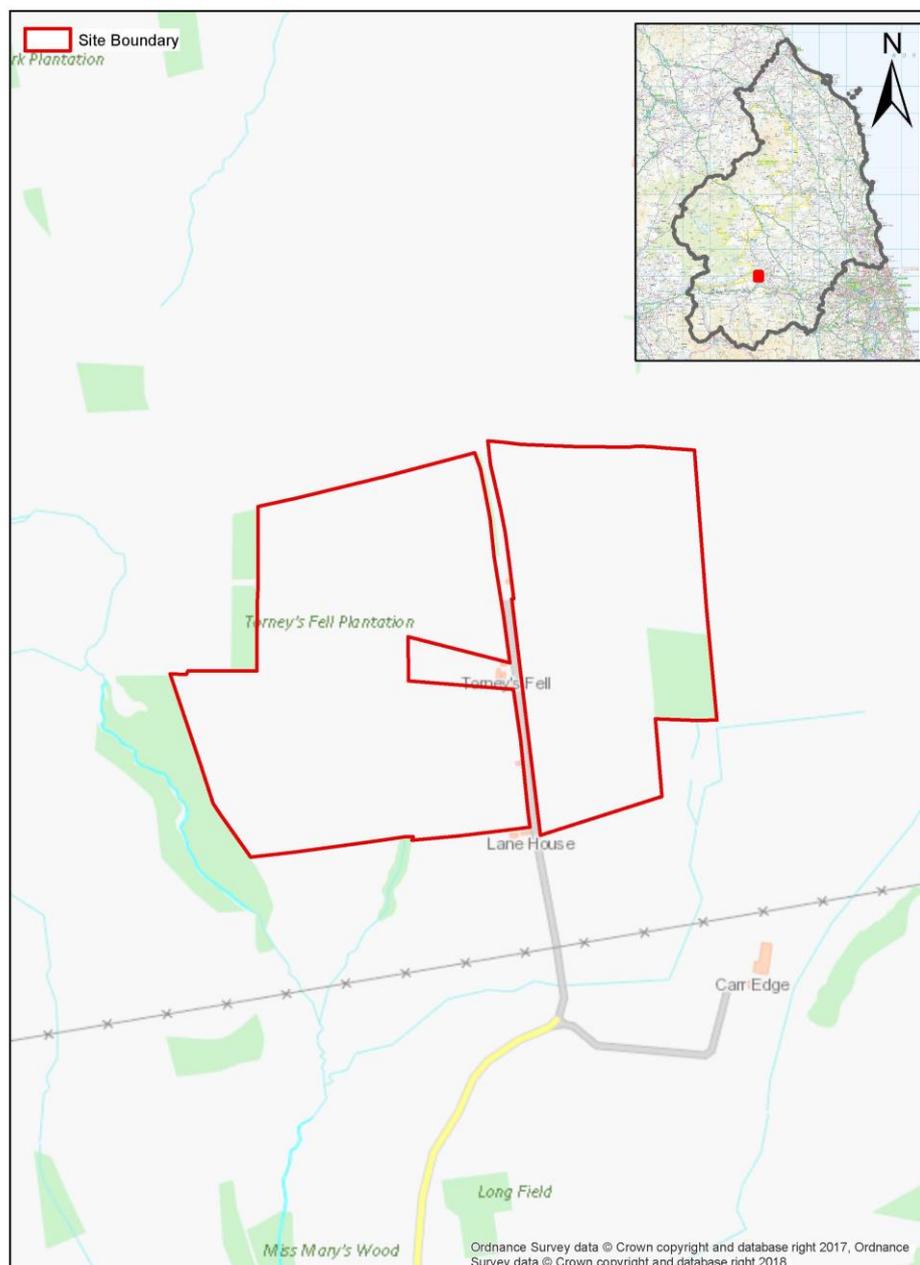
Conclusion:

Do not take forward for further assessment.

Site appraisal matrix for: Lane House Farm

Site details

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

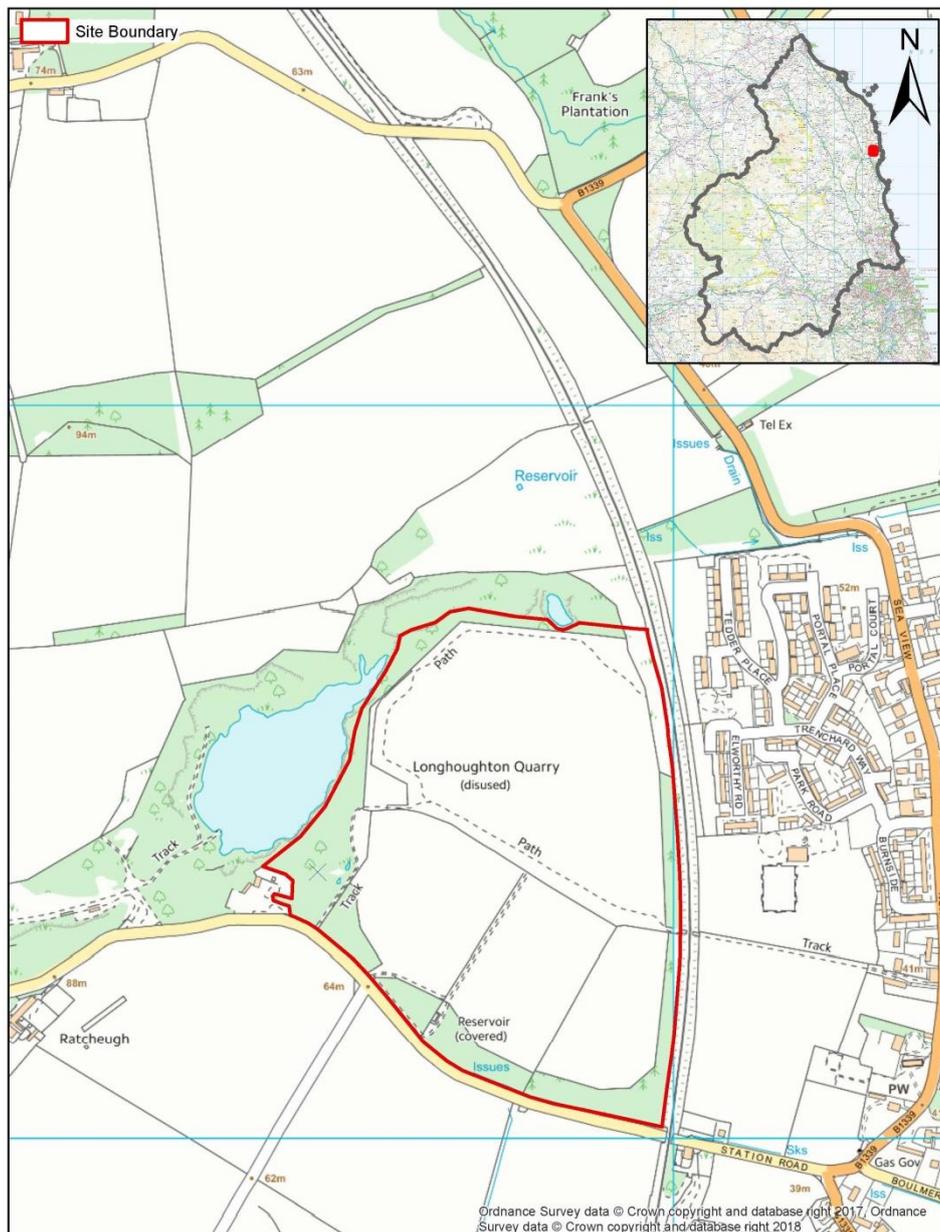
Do not take forward for further assessment.

Site appraisal matrix for: Longhoughton Quarry (extension 1)

Site details

Site name:	Longhoughton Quarry (extension 1*)
Site location / address:	West of Longhoughton (NU 237 153)
Mineral type:	Crushed rock (Whinstone and Carboniferous limestone)
Potential yield:	2,500,000 tonnes whinstone and 500,000 tonnes limestone
Site area (hectares):	27
New site or extension:	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	Longhoughton Primary School is approx 450 to the east of the site. St Peter and St Paul Church is approx 300m to the east of the site. Westfield Park community centre is approx 200m to the east of the site. 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 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	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 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:

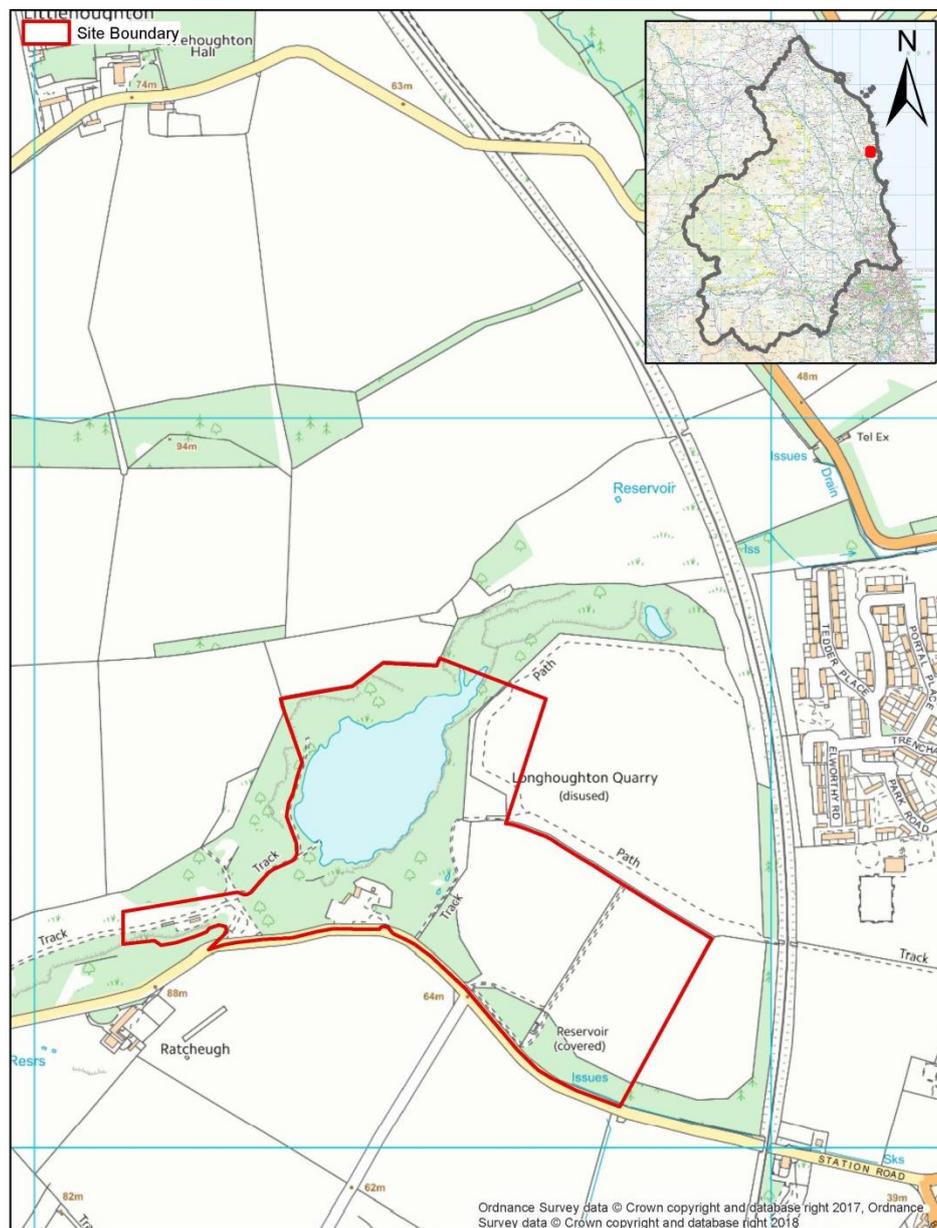
Do not take forward for further assessment.

Site appraisal matrix for: Longhoughton Quarry (extension 2)

Site details

Site name:	Longhoughton Quarry (extension 2*)
Site location / address:	West of Longhoughton (NU 237 153)
Mineral type:	Crushed rock (Whinstone and Carboniferous limestone)
Potential yield:	1,625,000 tonnes whinstone and 125,000 tonnes limestone
Site area (hectares):	20.5
New site or extension:	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 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	x	Longhoughton Primary School is approx 650 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	xx	A geological SSSI is located within the existing Longhoughton Quarry, approx 250m to the west of the proposed extension area.

	site.		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.

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 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, 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.

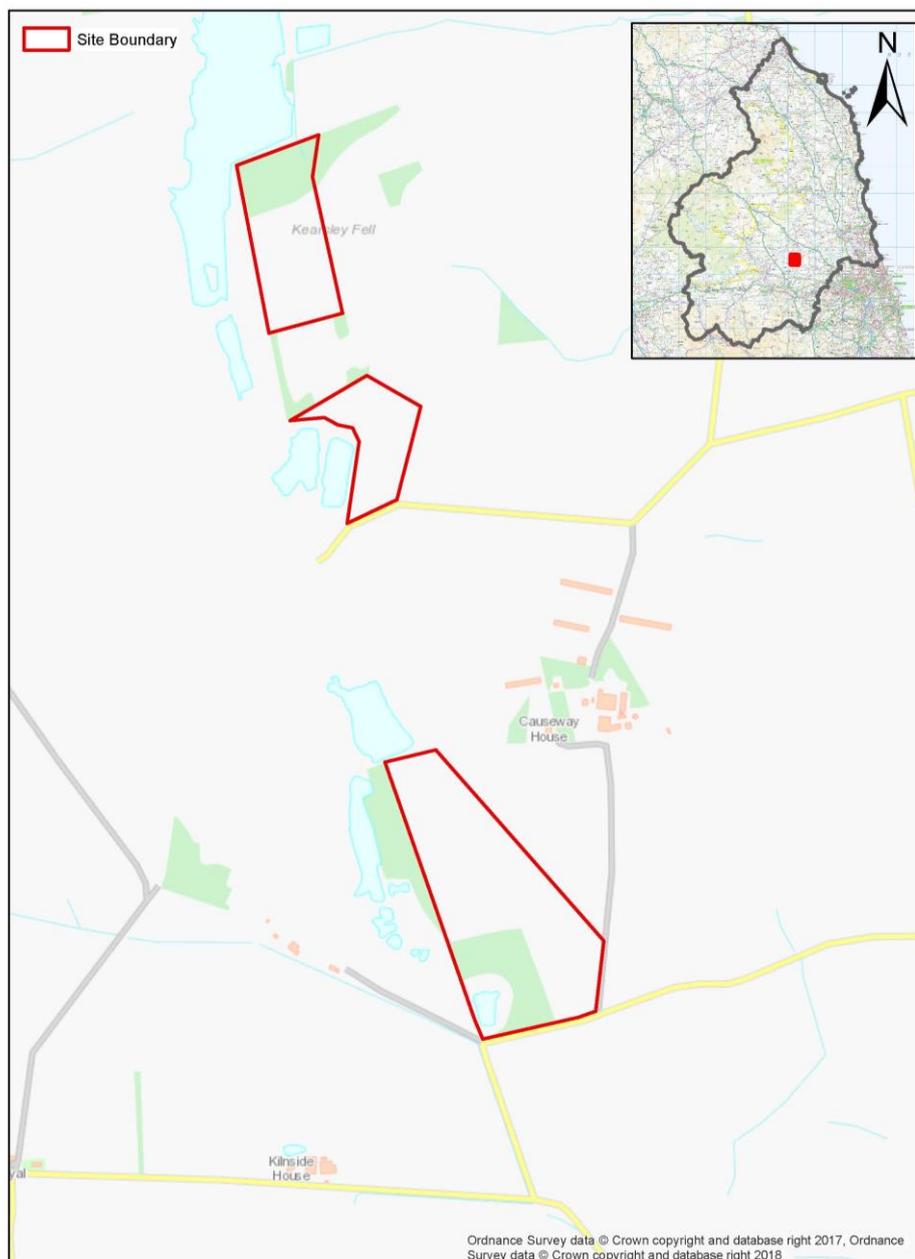
Conclusion:

Proceed to next stage of appraisal.

Site appraisal matrix for: Mootlaw Quarry (extension)

Site details

Site name:	Mootlaw
Site location / address:	North of Matfen (NU 108 346)
Mineral type:	Crushed Rock (Carboniferous limestone)
Potential yield:	6,900,000 tonnes (up to 500,000 tonnes per annum)
Site area (hectares):	9
New site or extension:	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.	✓✓	
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	✓✓	The site is within the Ingoe Moor Landscape Character Area with a Lowland Farmed Moor character type. Low sensitivity to crushed rock extraction.
	Impact on character and local distinctiveness of the landscape	✓✓	
Summary of key issues / constraints:			
<p>The proposal involves extending the existing Mootlaw Quarry to extract Carboniferous limestone.</p> <p>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 future of 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.</p>			

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.

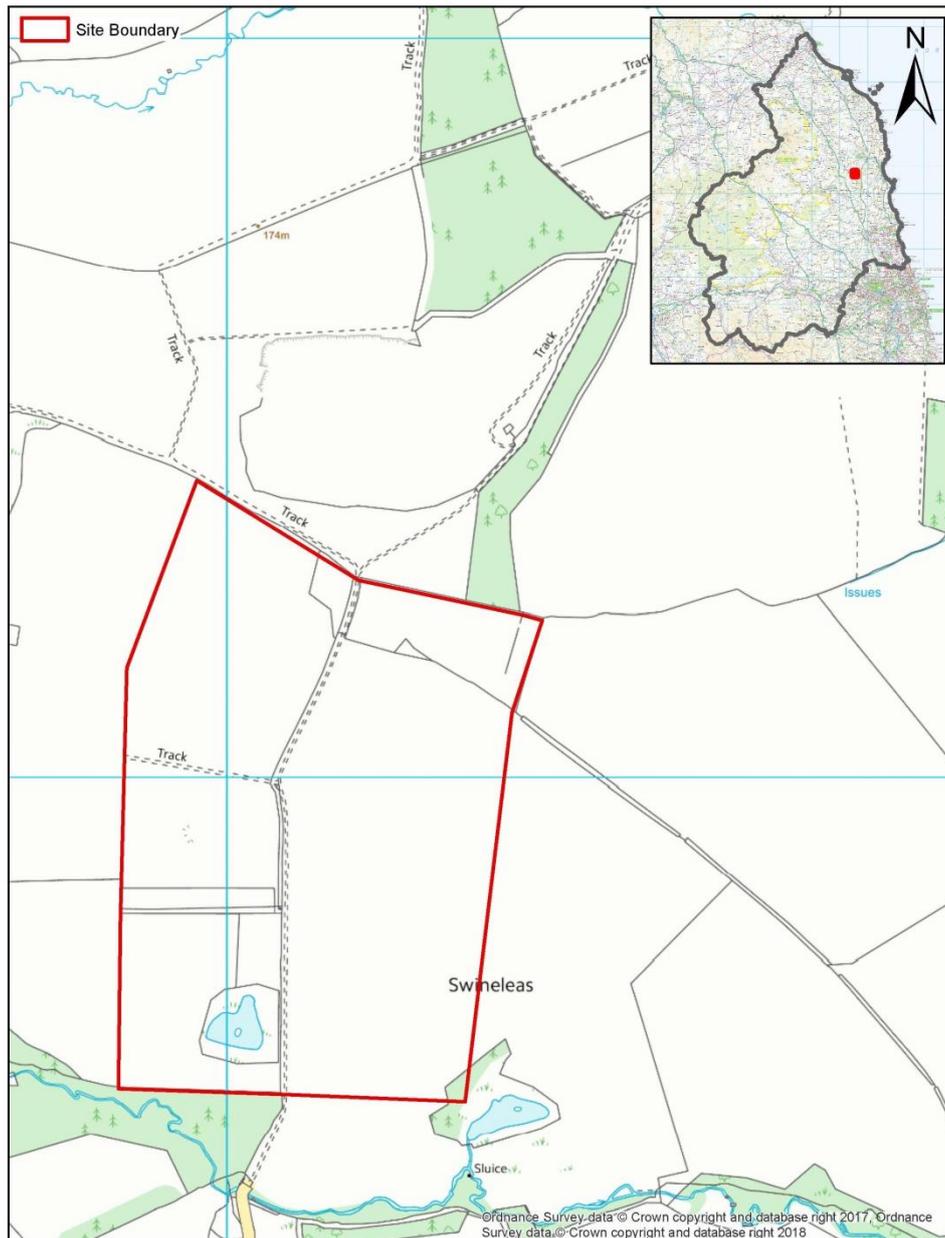
Conclusion:

Do not take forward for further assessment.

Site appraisal matrix for: Shiel Dykes

Site details

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

6. Selection of sites for allocation

Sites selected for allocation and further assessment following initial assessment

Sand and gravel

6.1 The sites for sand and gravel that scored well against the assessment criteria are:

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

6.2 A qualitative appraisal of these sites has then been undertaken before recommending these for allocation in the Local Plan. As well as the findings from the initial desktop appraisals using the matrices, the appraisal has looked at the following factors:

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

6.3 It is considered that these potential allocations for sand and gravel would help to deliver the required provision over the plan period of 5.5 million tonnes 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).

Crushed rock

6.4 The sites for crushed rock that scored well against the assessment criteria are:

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

6.5 A qualitative appraisal of these sites has then been undertaken before recommending these for allocation in the Local Plan. As well as the findings from the initial desktop appraisals using the matrices, the appraisal has looked at the following factors:

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

6.6 It is 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) and the north and east of Northumberland.

Sites rejected following initial assessment

6.7 The sites that scored poorly against the assessment criteria have not been recommended to be taken forward for allocation in the Local Plan.

6.8 There have been a range of reasons why the sites have not scored well against the assessment and have been rejected at this stage. Table 6.1 and Table 6.2 provide a summary of the main reasons for the rejection of each of the nominated sites. There are range of reasons for rejection included the site containing high quality agricultural land, a site being partly located in the Northumberland National Park, impacts on European designated sites, unsuitable highways access, proximity to AONB and proximity to Hadrian’s Wall World Heritage Site.

Table 6.1: Summary of the reasons for the rejection of some of the nominated sites for sand and gravel extraction

Nominated site	Summary of main reasons for not taking forward
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 6.2: 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.

Detailed matters to be addressed at the planning application stage

6.10 It is explicitly acknowledged that there are matters not covered in the assessment that could influence the acceptability of proposals for both sand and gravel and crushed rock extraction. A number of these matters are best dealt with through the detailed design of the site, including the detailed method of working and the mitigation measures proposed.

6.11 Nonetheless the desktop assessment of the nominated sites have identified a number of key matters that a planning application should address and these are detailed in Table 6.3 for the sand and gravel sites and Table 6.4 for the crushed rock sites. The matters identified cover a number of issues and include amenity, transport, historic environment and nature conservation for example.

6.12 At this stage of assessment the matters are identified but it is not set out how a planning application would address or mitigate the matters identified.

6.13 In addition, the list is not exhaustive and any planning application would need to address other relevant matters and not just these key matters that have been identified in Table 6.3 and Table 6.4.

Table 6.3: Key matters a planning application within an area identified for sand and gravel extraction would need to address

Nominated site or area	Key matters a planning application would need to address
Land at Anick Grange Haugh	<ul style="list-style-type: none"> ● Local amenity - 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. ● Green Belt - The site is within the Tyne and Wear Green Belt. ● Agricultural land quality - The site contains Grade 2 agricultural land. ● The transport network - The effects on the junction with Ferry Road and the A6079. ● Flooding - The site is within Flood Zone 3.
Land east of Wooperton Quarry	<ul style="list-style-type: none"> ● 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.
Land east of Lanton Quarry and west of Akeld Steads	<ul style="list-style-type: none"> ● 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.

Table 6.4: Key matters a planning application within an area identified for crushed rock extraction would need to address

Nominated site or area	Key matters a planning application would need to address
Land at Belford Quarry	<ul style="list-style-type: none"> ● 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.
Land north and east of Divethill Quarry	<ul style="list-style-type: none"> ● Local amenity - There are residential dwellings in the vicinity of the site. ● Public Rights of Way - A footpath, which is part of the St Oswald's 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.
Land to the east of Longhoughton Quarry	<ul style="list-style-type: none"> ● 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.
Land at Shiel Dykes	<ul style="list-style-type: none"> ● Local amenity - There are residential dwellings in the vicinity of the site. ● The transport network - The effects on the A1 and in particular the access to the site.

Next steps

6.14 The sites taken forward will be included in the draft Northumberland Local Plan for Regulation 18 consultation. The responses received in respect to these allocations and the approach to planning for aggregate minerals in general in the Local Plan will be used to refine the assessments and to decide the sites that should be taken forward to the next stage of consultation. The Sustainability Appraisal and Habitats Regulations Assessment will also be used to inform this. In addition, more detailed consultation with technical consultees will be undertaken on matters such as archaeology, ecology, highways, historic buildings for example.

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	East of 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	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, East of 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	East of Wooperton	NU 050 202	North East Concrete	J Rangham	Extension to existing site	Sand and gravel	1,000,000 tonnes	30 hectares	2018 call for sites

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	Igneous rock	5,000,000 tonnes	30 hectares	2009 call for sites
Capheaton	South west of Capheaton	NZ 023 794	Tynedale Roadstone	?	New site	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)	North west of Little Bavington	NY 984 791	CEMEX	Mr and Mrs Hamilton	Extension to existing site	Igneous rock	4,500,000 tonnes (300,000 tpa)	15.6 hectares	2018 call for sites
Divethill Quarry (north extension)	North west of Little Bavington	NY 980 798	CEMEX	Mr and Mrs Haywood	Extension to existing site	Igneous rock	2,100,000 tonnes (300,000 tpa)	12.9 hectares	2018 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	Carboniferous limestone	Not specified (100,000 tpa)	50 hectares	2009 call for sites
Longhoughton Quarry (extension 1 - 2009 site submission area)	West of Longhoughton	NU 237 153	?	Northumberland Estates	Extension to existing site	Igneous rock and Carboniferous limestone	Igneous rock - 2,500,000 tonnes; Carboniferous limestone- 500,000 tonnes	27 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 (extension 2 - 2018 planning application boundary)	West of Longhoughton	NU 237 153	KW Purvis	Northumberland Estates	Extension to existing site	Igneous rock 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	Carboniferous limestone	6,900,000 tonnes (up to 500,000 tpa)	9 hectares	2009 call for sites
Shiel Dykes	Newton on the Moor	NU 150 069	?	Northumberland Estates	New site	Igneous rock	3,000,000 tonnes	36.6 hectares	2009 call for sites

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
Mineral site appraisal framework

Theme	Consideration	Positive	Neutral / ?	Negative
Availability and deliverability	<ul style="list-style-type: none"> Landowner support Operator interest 	<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"> Existing minerals site Conflict with other current land uses Conflict with other land allocations 	<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"> Presence of utilities infrastructure on the site 	No conflict with utilities infrastructure		Utilities infrastructure present and potential for conflict
Amenity	<ul style="list-style-type: none"> Proximity to housing Proximity to other sensitive land uses 	<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"> Green Belt Impact on the purposes of Green Belt 	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"> Best and most versatile agricultural land 	<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"> • Access to core road network • Suitability of local road access • Access to facilities for transport by rail or water 	<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"> • Presence of Public Rights of Way, including National Trails and other long distance trails 	<p>No detrimental issues to Public Rights of Way</p>		<p>Detrimental issues to Public Rights of Way that are unlikely to be resolvable</p>
Nature conservation and geodiversity	<ul style="list-style-type: none"> • Proximity to and impact on international designations - SAC, SPA and Ramsar sites • Proximity to national designations - SSSI, NNR • Proximity to local designations - Local Wildlife and Geological Site, LNR and RIGs 	<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"> • World Heritage Site • Scheduled monument • Registered Park or Garden • Registered battlefield • Conservation area • Listed building 	<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"> Flood zone Source Protection Zone 	<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"> Impact on nationally designated landscape - AONB or National Park Impact on character and local distinctiveness of the landscape 	<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 B
Copy of matrix for site appraisals

Site appraisal matrix for:

Site details

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

Site appraisal

Theme	Criteria / consideration	Score	Comments
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		
Summary of key issues / constraints:			
Conclusion:			

